

Development Management Sub Committee

Wednesday 6 February 2019

Report for forthcoming application by

**The Prudential Assurance Company Ltd. for Proposal of
Application Notice**

18/10427/PAN

**At 189 Morrison Street, Edinburgh, EH3 8DN
Redevelopment of site comprising hotels, offices retail,
leisure, public houses, restaurants, car parking and
associated works.**

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|----------------------|-------------------|
| | 4.1 |
| Item number | |
| Report number | |
| Wards | B11 - City Centre |

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for the 'redevelopment of site comprising hotels, offices, retail, leisure, public houses, restaurants, car parking and associated works'.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 17.12.2018 (reference: 18/10427/PAN).

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site is the former Haymarket goods yard, located in the City's West End, opposite Haymarket Railway Station at the junction of Morrison Street and Dalry Road. The site occupies an area of 1.7 hectares and is currently vacant. There are railway tunnels that run under the site at its northern end in an east-west direction.

The properties opposite, to the north, on Morrison Street are commercial at street level with two or three storeys of residential above. The properties from 266 Morrison Street onwards and around to West Maitland Street are category C(s) listed and were listed on 14.12.1970 (LB Ref: 47727).

To the north-west is Clifton Terrace with 2-storey properties rising to 4-storeys at the corner of Grosvenor Street. The uses are mixed commercial. Grosvenor Street is predominantly a residential street, characterised by 3-storey Georgian properties with attic accommodation. These properties are B-listed buildings. 1-25 and 2-24 Grosvenor St are category B listed buildings, listed on 10.12.1964 (LB Ref: 28977 and 28978).

To the west, across Dalry Road, is the category B-listed Ryries public house situated on the Haymarket junction, listed on 09.02.1993 (LB Ref: 26926). Haymarket railway station sits further to the west and is A-listed, listed on 27.10.1964 (LB Ref: 26901).

Properties on Dalry Road are predominantly commercial with 2-storey residential use on the upper levels; these form part of the Dalry colonies.

To the south are wholly residential properties in the Dalry colonies, which are category B-listed, listed on 29.04.1977 (LB Ref: 26746); and the 4-storey developments of Morrison Crescent, and Fraser Court, which is sheltered housing.

Morrison Link, to the east, is solely occupied by a hotel within a 5-storey, sandstone building.

The site is not within, but is immediately adjacent to, both the West End Conservation Area, which runs along the north side of Morrison Street, and the New Town Conservation Area, which runs along the north side of Haymarket Terrace. Likewise the site bounds the Old and New Towns of Edinburgh World Heritage Site, on Morrison Street, but does not lie within its confines.

This application site is located within the Dalry Conservation Area.

2.2 Site History

27 August 2008 - An application was recommended for approval at the DM Sub-Committee for the demolition of existing buildings and structures, re-grading of the existing car park and a comprehensive redevelopment comprising hotels, offices, retail, commercial, leisure, public houses, restaurants, car parking and associated landscaping/public realm and utilities infrastructure (application number: 07/03848/FUL).

The application was called in by Scottish Ministers in order to consider the merits and impacts of the proposed development on the prominent gateway to the city centre, and on the city's skyline.

27 October 2009 - Scottish Ministers refused planning permission for the above development following a Public Inquiry.

28 March 2011 - Planning permission was granted for the demolition of existing buildings and structures, re-grading of existing car park and comprehensive redevelopment comprising hotel, offices, retail, commercial, leisure, public houses, restaurants, car parking and associated landscaping/public realm and utilities infrastructure (application number: 10/02373/FUL).

7 December 2015 - Planning permission granted for amendment to approved mixed use development to enable Block C (Haymarket 3) to operate as a hotel and associated modifications to Block B (Haymarket 4) (application number: 14/03230/FUL).

31 May 2016 - Listed building consent granted for alterations to existing boundary wall and associated erection of handrails (application number: 16/01733/LBC).

14 June 2016 - Planning permission granted subject to the conclusion of a legal agreement for Amendment to the detailed Planning Permission 10/02373/FUL to include revised car park layout, design amendments to H1, H2, H3, H4 AND H5, revised vehicular access arrangement, materials and hard and soft landscaping proposals. (application number: 16/01510/FUL).

1 August 2018 - Planning permission granted subject to the conclusion of a legal agreement for Amendment to 10/02373/FUL to enable changes to buildings H1, H2, H3, H4 and H5 as amended). (application number 18/00715/FUL).

Main report

3.1 Description Of The Proposal

An application for full planning permission will be submitted for the ' redevelopment of site comprising hotels, offices, retail, leisure, public houses, restaurants, car parking and associated works'.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is located within the Urban Area as shown on the Local Development Plan (LDP) Map. The proposal would be required to comply with the relevant policies of the local development plan.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The applicant will be required to comply with all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance), along with the Haymarket Urban Design Framework.

A design and access statement will be required to support the application as well as a daylight, overshadowing and privacy assessment for both the proposal and neighbouring properties.

A full assessment of the impact of the proposed development on the City's skyline is required to confirm that there would not be any adverse impact upon the skyline.

A full assessment in relation to the impact of the proposed development on the Old and New Towns of Edinburgh World Heritage Site, adjacent listed buildings and the adjacent Conservation Areas is required to confirm the development will not have a detrimental impact upon the historic environment.

The site is identified as being within an area of archaeological significance. A programme of archaeological work in accordance with a written scheme of investigation will be required to ensure completion of the overall archaeological mitigation strategy for the site.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

Requirements set out in the Edinburgh Design Guidance and LDP transport policies will apply to the proposal. The applicant will be required to provide transport information including a travel plan and to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

d) There are any other environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;

- Planning Statement;
- Design and Access Statement;
- Viewcones of Protected Views
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Waste management information;
- Protected species information/extended phase 1 survey;
- Ground investigations/Site investigations;
- Flooding risk and drainage information;
- Noise/air quality information;
- Detailed hard and soft landscape plan and planting schedule; and
- Surface Water Management Plan.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The applicant's Proposal of Application Notice noted that a public exhibition will be held at Hilton Edinburgh Grosvenor on 21 February from 11am-1pm & 2pm - 8pm. A public notice will be placed in the Edinburgh Evening News at least seven days prior to the event and the applicant intends to advertise the event locally by using posters in public buildings.

The applicant has confirmed that Gorgie/Dalry Community Council, West End Community Council, City Centre Neighbourhood Centre, South West Neighbourhood Partnership, Dalry Colonies Residents Association and local councillors received a copy of the Proposal of Application Notice on 14 December 2018.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer

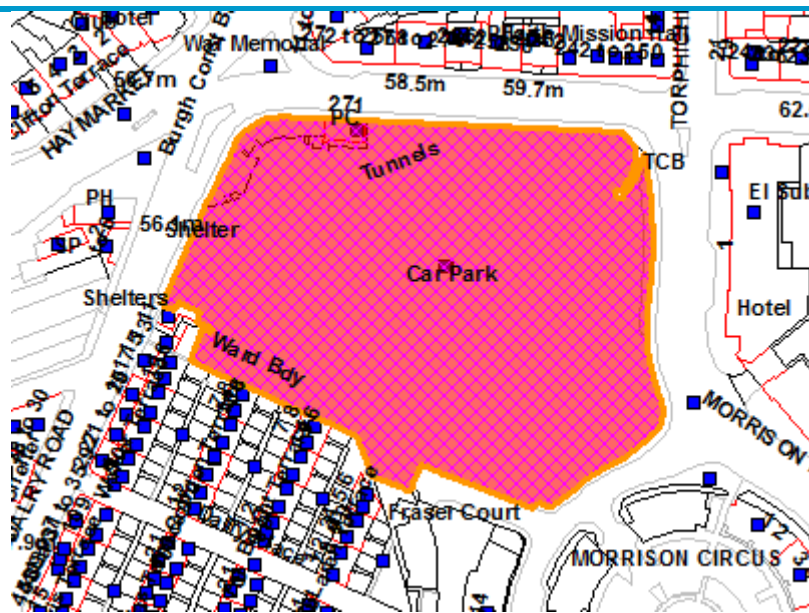
PLACE

The City of Edinburgh Council

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Location Plan



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