

**Approval of Reserved Matters  
at  
Gogarburn Hospital  
175 Glasgow Road  
Edinburgh  
EH12 9BH**

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**Development Quality Sub-Committee  
of the Planning Committee**

23 July 2003

**Proposal:** Reserved matters application for erection of conference centre

**Applicant:** The Royal Bank Of Scotland.

**Reference No:** 03/00639/REM

**1 Purpose of report**

To recommend that the application be **APPROVED**

**Conditions**

1. The development hereby permitted shall be commenced no later than two years from the date of this consent or from the date of subsequent approval of other reserved matter/s, or five years from the date of outline consent, whichever is the later.
2. The following matters are not hereby approved and will require to be the subject of a future reserved matters submission:  
landscaping, cycle parking, pedestrian/cycleways, bridges.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To allow details to be submitted and assessed.

## **2 Main report**

### **Site description**

The site lies on the southern side of the A8 on the former Gogar Hospital site to the west of Gogar Station Road within the parkland setting with a large number of mature trees. The Gogar Burn and tributary runs through the site, the area adjacent to the watercourse is designated a SINC. The woodlands associated with the Gogar Burn SINC are noted on the Inventory of Ancient Woodland as Long Established Woodland of Plantation Origin.

Gogarburn House, the former stable and coach house which are all category B Listed Buildings are sited to the south.

The proposed development would lie to the west of the new Royal Bank of Scotland Headquarters building which is under construction and also to the north of the proposed leisure, staff nursery/crèche facilities.

### **Site history**

November 1998 Committee approved a planning brief for Gogarburn Hospital.

September 2002 Planning permission granted in respect of the eastern part of the whole hospital site for a class 4 office with associated car parking, access including construction of new access bridge, landscaping and ancillary uses including restaurant/catering facilities, banking, surgery shops, conference and crèche. (Ref. 02/00768/FUL)

September 2002 Outline planning permission granted in respect of the whole hospital site for a class 4 office with associated car parking, access including construction of new access bridge, landscaping and ancillary uses including restaurant/catering facilities, banking, surgery shops, conference and crèche. (Ref. 02/00769/OUT)

May 2002 Prior Notification for demolition application approved for the demolition for existing houses

June 2002 Planning permission approved for the cabins for a temporary period of 9 months (02/00816/FUL)

April 2002 Planning permission granted for the erection of 14 modular site cabins for 8-month period and car parking for up to 100 vehicles for up to 4 years.

February 2003 Application for the Approval of Reserved Matters was submitted for the erection of leisure, staff and crèche/nursery facilities (Ref. 03/00616/REM)

June 2003 Application for Listed Building Consent was approved for the alterations to Gogarburn House (Ref. 03/00616/LBC)

## **Development**

The reserved matters application is for the conference centre relating to its floorspace, siting, height, massing design, external appearance, materials, finishes colour, configuration of open space, parking, access, road layout and pedestrian/cycle ways. The original submission included landscaping details but these have been withdrawn pending BAA/CAA agreement. Details of cycle parking pedestrian/cycleways and bridges also remain to be submitted.

The application proposes to erect a conference centre on two levels. On the ground floor is an exhibition area, meeting spaces with additional meeting rooms on the upper floor. An auditorium and associated control room are enclosed in an oval designed area. The building measures 57 metres wide, 30 metres deep and 11 metres high. To the north of the building lies a car parking area for 67 spaces and a landscaped garden area.

The proposed materials are:

- sandstone
- glazing
- painted steel columns to match rainscreen cladding
- grey powder coated rainscreen cladding
- projected eaves to match rainscreen cladding
- louvered plant screen
- hardwood brise soliel

## **Consultations**

### **EAST LOTHIAN COUNCIL**

The reserved matters applications noted above in relation to the planning permission granted for the development of the Gogarburn Hospital site raise no issues of concern for East Lothian Council. As such, the Council would not wish to raise any objections to the application.

### **SCOTTISH WATER**

#### Sewerage

This site should be drained on a separate system inline with the rest of the existing new development. Suds should be incorporated in the development.

#### Water Supply

A water supply can to taken from the new supply to the rest of the Bank development.

Scottish Water has no objection to this part of the new development and has already discussed it with the developer.

### **RSPB SCOTLAND**

Thank you for consulting RSPB Scotland on this matter. However, as it does not have implications for important bird populations, I regret I do not have the time to make observations.

SCOTTISH RIGHTS OF WAY SOCIETY confirm that there are no known rights of way affected by the proposals.

## **HISTORIC SCOTLAND**

The Historic Buildings Inspectorate offers the following informal comments on this proposal

The Historic Buildings Inspectorate has been closely involved with representatives of your department over a period of several years with the development of proposals for the Gogarburn site and has responded twice on previous occasions to requests from you for comments on issues raised by the proposals. These responses should be on your files for the site.

The proposed use of the walled garden seems appropriate and the Inspectorate offers no comment other than to suggest that no structures considered necessary in terms of the use of the ground and proximity of the nursery should protrude above the wall. The proposed use of the stable and associated buildings to the outer face of the east wall of the garden also seems appropriate.

The proposed use of Gogarburn House is suitable. The only suggestion here from the Inspectorate is that the principal rooms of the ground floor at the south end of the house proposed for amalgamation into one large space should display vestigial evidence of their separate existence. This could be achieved, for example, by means of nib walls and a downstand beam.

The proposed leisure centre to the rear of the house will succeed or fail in direct proportion to the anonymity in principal views of the listed house. The Inspectorate would encourage you to seek the specification of adequate and suitable landscaping which will become established quickly in the zone between the house and the new centre and to obtain site sections or other visual material which will permit you to check that the centre, and its rooftop plantroom, will not detract from principal views of the listed house from public locations within the larger site. The Inspectorate suggests that every effort must be made to ensure that Gogarburn House is the main focus of attention in this section of the development site.

## **LOTHIAN AND BORDERS POLICE**

The siting and design of the development raise few concerns from a policing perspective.

The site is located adjacent to the main A8 Edinburgh to Glasgow Road, a busy area in relation to children's facility. The Gogar burn also crosses near to the site. This is generally a slow moving stream, but in times of continuous rainfall, such as Scottish Summers, can move at spate.

Accordingly it would be important to build in suitable security measures to this part of the development to prevent children gaining easy access to either the water or the roadway.

The planting of trees and shrubs may affect the possibility of viewing the area from the proposed CCTV system to be sited within the development. It may be appropriate to utilise lower growing shrubs, and carefully siting new trees, or crowns lifting or thinning existing trees to allow unobscured views across the sites. The car parking area looks suitable for consideration of a 'Secured CAR Park Award'.

## **WEST LOTHIAN COUNCIL**

West Lothian Council has no comment to make. Thank you for keeping us informed.

## **SPORTSCOTLAND**

Sportscotland welcomes the proposals to provide sport and leisure facilities for staff as part of this major headquarters development.

## **ARCHAEOLOGY**

I refer to my earlier response dated 10th April 2002 regarding the archaeological and cultural mitigation requirements for the main development scheme by the Royal Bank of Scotland. The former Walled garden and Stable Block complex are regarded as being of historic significance. Accordingly these structures will require to be recorded prior to their alteration plus a watching brief must also be undertaken during any groundbreaking operations. It is therefore recommended that this programme of archaeological work (historic building survey, watching brief) be secured using a condition based upon the model condition stated in PAN42: Planning and Archaeology paragraph 34, as follows,

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological work and for the archiving and appropriate level of publication of the results lies with the applicant.

## **MIDLOTHIAN COUNCIL**

With this being a reserved matters application, the principle of development has already been established here. Therefore I consider that the City of Edinburgh Council can adequately deal with matters of design on this sensitive site, and as a result I do not wish to make comment.

## **EDINBURGH AND LOTHIANS BADGER GROUP**

The important issues for badgers on this site are: -

- 1.Loss of feeding areas where buildings and hard paving for roads and car parking replaces open grass and trees. (Badgers need short grass area for earth worms for finding roots, berries, insects, etc)
- 2.new roads bringing nighttime traffic crossing paths have been accustomed to using without danger.
- 3.Crossing existing roads at night.
- 4.Loss of feeding areas and disruption of routes of travel during construction.
- 5.Deep trenches and open pipe left unguarded overnight during construction.

During construction the developer should follow the guidelines detailed in the SNH Booklet 'Badgers and Development'.

Landscaping should minimise hard paved areas and include native species along the lines of travel especially the Gogar Burn. No doubt this advice would have been included in the environmental impact survey and my previous responses. Traffic calming measures should be included on site.

The field north of the A8 to be taken for the approach tunnel into the site from the west is currently important to badgers living in setts on the banks of the Gogarburn only a short distance further north. Several badgers have been killed on the A8 at this point where the Burn crosses the road and the proposal will increase access onto this main road. To reduce the chance of more badgers being killed here the best practice would require:

A 30cm wide 'shelf' through the Gogar Burn tunnel above normal water level and made accessible to badgers at each end.

50cm diameter badgers underpasses (i.e. concrete pipes) along the sides of the traffic tunnel to allow badgers to benefit from this safer crossing point.

## TRANSPORTATION

Transportation offers no objections to the application.

## **SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT - TRANSPORT AND PLANNING GROUP**

The Director does not advise against the granting of planning permission but advises that the developer contacts Amey Highways Ltd to agree on the term and conditions, under Roads Legislation that require to be agreed to enable works to be within the Trunk Road boundary to be approved.

## **BAA**

BAA confirm that they have no aerodrome safeguarding objection to this proposal, provided that a robust Landscape and Management Plan which meets the requirements of both CAA and BAA, is submitted by the applicant and approved by both parties.

They request that the application is not approved by the Council until such times as a satisfactory Landscape and Habitat Management Plan has been submitted by the applicant and approved in writing by both BAA and CAA.

## 8 July 2003

Regarding the Landscape and Habitat Management Plan, the original plan received in July 2002 was found to be largely satisfactory and only minor comments were made regarding bird species to the CAA. The comments being routed through the CAA as they were the original consultee and therefore had and retain ultimate responsibility in this matter.

The two subsequent Landscape and Habitat Management Plans dated March 2003 and June 2003 are significantly inferior to the original version and have created the on going debate as to the content and drafting of the plan.

We have provided comments on the latest version to the CAA who will now respond directly to you.

For the purposes of clarity and simplification of comments we suggest that any further correspondence be directed to CAA.

## **Representations**

The application was advertised on the 14th March 2003 no representation have been received.

## **Policy**

The development plan consists of the Lothian Structure Plan and the Ratho Newbridge Kirkliston Local Plan. The Structure Plan states that there is a presumption against development or changes of use in the Green Belt unless necessary for the purposes of agriculture, horticulture, countryside recreation or other uses appropriate to the rural character of the area. The Local Plan allocates the site as being located within the Green Belt, Countryside Policy Area and AGLV. Relevant policies relate to:

- Green Belt
- Landscape
- Listed Buildings
- Design

## **MATERIALS CONSIDERATIONS**

### **Finalised Rural West Edinburgh Local Plan**

The site lies within the Edinburgh Green belt. The site lies within an area allocated as ENV1 - Gogarburn Hospital - proposal. The Gogarburn SINC runs through part of the site to the east. Areas immediately to the west and east of the site are AGLV. Relevant policies relate to:

Green Belt  
Redevelopment of Gogarburn Hospital  
AGLV's  
Landscape  
Nature Conservation  
SINC's  
Listed Buildings

### **Relevant Policies:**

Policy ENV12 presumes against development in the Green Belt unless necessary for agriculture or other stated rural uses.

Policy RN215 states that within the Area of Great Landscape Value, retention of landscape quality will be the overriding factor in considering proposals for development.

Policy RN22 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other uses appropriate to a rural area.

Policy E18 protects identified sites of local nature conservation interest. Development within or affecting Sites of Interest for Nature Conservation will not be permitted unless there are appropriate mitigation measures to enhance or safeguard the nature conservation interest of the site.

Policy E42 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials.

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, their rural character and amenity.

Non-statutory guidelines on 'ALLOTMENTS' supplement local plan policies on open space, and seek to retain allotments or, where development is considered to be beneficial, make alternative provision.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

### **3 Conclusions and Recommendations**

#### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan are there any compelling reasons for approving them?

To address the determining issues the Committee need to consider

- (a) Whether the scale and design are acceptable
- (b) Whether the impacts on the landscape and nature conservation are acceptable and whether there would be no detrimental effect on the TPO
- (c) Whether the proposals are satisfactory in terms of traffic generation, road safety and parking and access arrangements

(a)The proposed conference centre is of a contemporary style in keeping with the other buildings on the site it is positioned to the north west of the site within an area of substantial woodland. The building will make a positive contribution to the overall quality of the development site.

The choice of building materials is similar to the materials being used on the new headquarters building and will complement the listed buildings to the south. The existing trees have been incorporated into the scheme in terms of Policy E42.

(b)BAA expressed concern on the landscaping proposals in respect of birdstrike. The landscaping details have been withdrawn and will be submitted as a separate reserved matters submission after agreement with BAA.

The site is important in the context of the adjacent AGLV's. The proposed building is to be positioned within the site to minimise tree loss. The existing trees will be thinned and the landscaping will be reinforced by additional tree planting where appropriate which are acceptable in terms of landscape impact and comply with Policy E18 and E5 of the Finalised Rural West Edinburgh Local Plan. The issues raised by the Edinburgh and Lothian Badger Group will be incorporated within the Landscape and Habitat Management Plan.

(c) Transportation and the Scottish Executive have no objections to the proposed development. Access and parking are satisfactory.

#### Conclusion

The scale and design of the proposals are acceptable and would result in no detrimental effect on the TPO on the site, or on nature conservation or road, aircraft or public safety.

It is recommended that the Committee approve this application, subject to the conditions stated.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Jennifer Zochowska on 0131 529 3793 (FAX 529 3716)

**Ward affected** 03 -Dalmeny/Kirkliston

**Local Plan** Ratho Newbridge Kirkliston Local Plan

**Statutory Development  
Plan Provision** Green Belt, Country Policy Area AGLV

**File**

**Date registered** 7 March 2003

**Drawing numbers/  
Scheme** 1,2,4-9

A8



Golf Course

Future Office