

**Full Planning Application  
at  
11 New Market Road  
Edinburgh  
EH14 1RJ**

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

**Proposal:** To apply for 2am opening permanently, (has been temporary for one year) - Ref No. 02/00804/FUL  
**Applicant:** Marcos Leisure Ltd.  
**Reference No:** 03/00809/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

## **2 Main report**

### **Site description**

The site comprises an existing leisure village on the west of New Market Road. There is a 5-a-side football pitch, an exhibition/ conference and a multipurpose hall, a leisure centre and a function suite.

### **Site history**

August 1998 Planning permission was granted at the former cattle market and Corn Exchange site for a leisure and retail development. (A00129/97)

March 2000 Planning permission granted for the extension of the hours of operation to 1.00 a.m. for a temporary period of one year. (99/03899/FUL)

October 2001 Planning permission was granted for the permanent extension of the hours of operation to 1.00 a.m. (01/00849/FUL)

May 2002 Planning permission was granted to extend the hours of operation until 2am on a temporary basis for one year. (02/00804/FUL)

### **Development**

It is proposed to extend the hours of opening of the operation of the leisure village to 2 am on a permanent basis.

### **Consultations**

#### **Environmental and Consumer Services**

This Department has no objections to this proposal. No complaints were received while the opening hours were in operation on a temporary basis.

### **Representations**

The application was advertised on 28 March 2003. No letters of representation have been received to the proposal.

### **Policy**

#### **South West Edinburgh Local Plan**

The site is in an area defined as existing industry/ business.

#### **Draft West Edinburgh Local Plan**

The site is in an area defined as Urban Area.

Relevant Policies:

Policy ED1 relates to areas defined "Business" on the Proposals Map, and sets general principles for their development.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

**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 are compelling reasons for approving them.

**ASSESSMENT**

To address these determining issues the Committee needs to consider:

- a) Whether the proposals would have any adverse effect on the amenity of nearby property.
- b) The site is not adjacent to housing but there are residential properties on Chesser Avenue, which could be affected, particularly after concerts and other large events.

However, there have been no objections during the 'trial period' and no letters of representation have been received from publicity associated with the current proposal.

In view of the above, it is concluded that the late opening can apply without detriment to residential amenity.

It is recommended that Committee approves this application.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Karen Robertson on 0131 529 3990 (FAX 529 3716)

**Ward affected** 28 - Moat

**Local Plan** South West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Industry/Business

**File**

**Date registered** 11 March 2003

**Drawing numbers/  
Scheme** 1

KEANE DEVELOPMENTS

JOHN SWAN & SONS PLC

NEW MART ROAD

SITE BOUNDARY

CORN EXCHANGE  
EXHIBITION/CONFERENCE  
AND MULTIPURPOSE HALL

Drive in  
Barter out

GREENS HEALTH AND FITNESS

5-A-SIDE FOOTBALL  
PHASE 2

CONCOURSE

GREENS  
HEALTH & FITNESS

BAR

FUNCTION SUITE

LOADING

CAR PARK TOTAL - 278 NO

NEW MARKET ROAD

M. MALONE

LEISURE/LITTLE MARCO'S

McLAGGAN DEVELOPMENTS

GRAND LINK BRIDGE

