

# Development Management Sub Committee

**Wednesday 25 April 2018**

**Report for forthcoming application by**

**Scotmid Co-operative / Structured House (Edinburgh West)  
Ltd for Proposal of Application Notice**

**18/00851/PAN**

**At 236 Gorgie Road, Edinburgh, EH11 2PL  
Demolition of existing (Class 1) retail store and erection of  
purpose-built student accommodation (Sui Generis) with  
(Class 1) retail on the ground floor level.**

**Item number**

4.7

**Report number**

**Wards**

B07 - Sighthill/Gorgie

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for the 'Demolition of existing (Class 1) retail store and erection of purpose-built student accommodation (Sui Generis) with (Class 1) retail on the ground floor level' at 236 Gorgie Road, Edinburgh, EH11 2PL.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 18/00851/PAN on 23 February 2018.

## **Links**

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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

## **Background**

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### **2.1 Site description**

The site, approximately 0.18 hectares in size, consists of a two storey Scotmid supermarket that fronts on to Gorgie Road. An associated loading bay and staff parking area is located at the rear of the site and is accessed via Wheatfield Terrace.

To the north there is a church hall and back gardens for tenements on Wheatfield Place, to the west are the back gardens of four storey traditional tenements in Smithfield Street. To the east, the site adjoins the tenements of Wheatfield Terrace and their associated back greens.

### **2.2 Site History**

19 March 2012 - Full planning permission was granted for partial demolition of the Scotmid supermarket and erection of 9 residential flats, car parking, access landscaping and associated works. A legal agreement was not concluded for the application (Application reference: 12/00238/FUL).

A number of minor planning and advertisement applications associated with the supermarket have been submitted in recent years. These are not relevant to the current proposals.

## **Main report**

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### **3.1 Description Of The Proposal**

The Applicant proposes to submit a full planning application for Demolition of existing (Class 1) retail store and erection of purpose-built student accommodation (Sui Generis) with (Class 1) retail on the ground floor level.

### **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 identified in the Local Development Plan (LDP). Part of the site is also located within the Gorgie/Dalry Town Centre designation. The site must be assessed against all relevant policies within the LDP including Policy Hou 8 Student Accommodation and Policies Ret 1 Town Centres First Policy and Ret 3 Town Centres. Supplementary planning guidance, such as the Student Housing Guidance (2016) and the Edinburgh Design Guidance (2017), will also need to be considered by the applicant.

**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). 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.

The site is in close proximity to the North British Distillery site. The applicant will also be required to submit information to confirm that the proposal complies with Health and Safety Executive maps in areas close to hazardous substance blast zones.

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

The site is located on Gorgie Road and has access from Wheatfield Terrace to the rear of the site. Requirements set out in the Council's Student Housing Guidance relating to location 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 are likely to be submitted by the applicant:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Application form, drawings and visualisations;
- Sustainability Form S1;
- Daylight, privacy and overshadowing analysis;
- Transport information;
- Detailed Landscape Masterplan and associated Planting Schedule;
- Protected species information;
- Flooding, drainage and surface water information;
- Waste management information; and
- Tree Survey.

Other information may be identified by Council or other statutory consultees at the pre-application stage or after an application has been submitted.

### **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**

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

### **Risk, Policy, compliance and governance impact**

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

### **Equalities impact**

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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**

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

### **Consultation and engagement**

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#### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

#### **8.2 Publicity summary of representations and Community Council comments**

The applicant's Proposal of Application Notice (18/00851/PAN) noted that a manned public exhibition will be held at Tynecastle Stadium on 28 March from 12.00 - 19.30 and on 29 March 2018 from 09.00 - 12.30. Display boards will present information on the proposal and questionnaires will be available for members of the public to provide comments. A public notice was placed in the Edinburgh Evening News on 21 March 2018 and the applicant intends to erect flyers in the local area to publicise the public consultation event.

The applicant has confirmed that Gorgie/Dalry Community Council and local councillors received a copy of the Proposal of Application Notice on 23 February 2018.

### **Background reading/external references**

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- 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

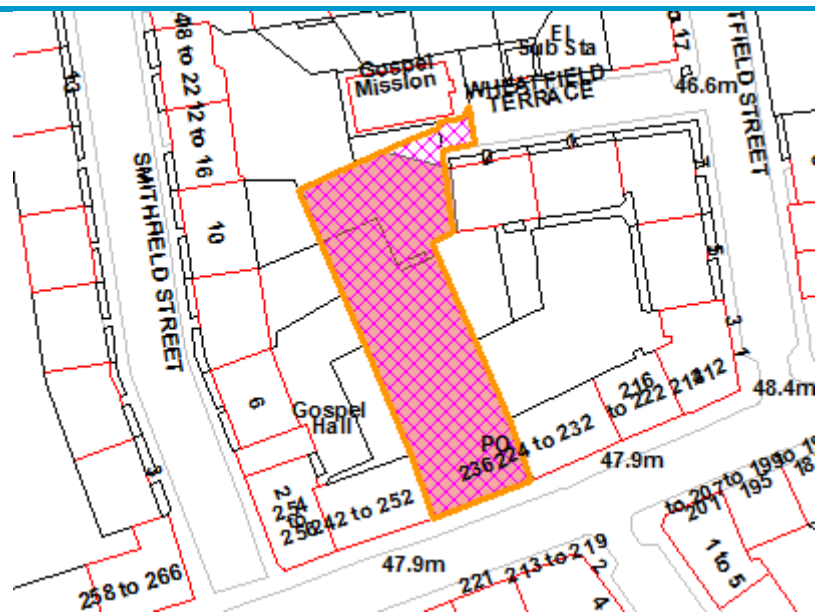
PLACE

The City of Edinburgh Council

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## Location Plan



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