

# Development Management Sub Committee

**Wednesday 29 August 2018**

**Report for forthcoming application by**

**Edinburgh University. for Proposal of Application Notice**

**18/02597/PAN**

**At Land 41 Metres South Of KB Centre, Thomas Bayes Road,  
Edinburgh**

**Proposed development to form a new Nucleus staff and student hub building including teaching, student services, commercial and food and drink provision with ancillary associated works and landscaping.**

<b>Item number</b>	4.2
<b>Report number</b>	
<b>Wards</b>	B15 - Southside/Newington

## Summary

---

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the development of a new staff and student hub providing student facing facilities such as teaching, study, student services, commercial and catering provision within the University of Edinburgh's King's Buildings campus.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of Application Notice on 6 June 2018 (18/02597/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 site is located centrally within the King's Buildings campus, situated to the north of the central green space and adjacent to the existing library and King's Buildings House.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

---

### 3.1 Description Of The Proposal

An application will be submitted for planning permission for the development of a new staff and student hub building including: teaching, student services, commercial and food and drink provision with ancillary associated works and landscaping.

### 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 designated as urban area in the Edinburgh Local Development Plan (LDP). The wider campus is also covered by the King's Buildings Planning Framework (Approved by the Council in February 2009).

The application will need to be assessed in terms of LDP policies, the Planning Framework and other relevant guidance.

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

The proposal will need to demonstrate high standards of design and utilise appropriate materials. The proposal should have regard to the surrounding urban form and the impact of the development on the character and appearance of the area, in particular, the scale and massing of the proposal and its impact on key views, landmark buildings and the skyline.

The proposal will be considered against LDP policies and the Edinburgh Design Guidance. The application will be accompanied by a design and access statement.

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

The proposal should have regards to transport policies of the LDP and Edinburgh Street Design Guidance. Consideration should be given to the impact on local roads and access to sustainable methods of transport. Transport information will be required to support the application.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Land and Visual Impact Appraisal;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Tree Survey;
- Sustainability Statement;
- Noise Impact Assessment;
- Phase 1 Habitat and Protected Species Survey; and
- Archaeological Information.

### **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

Pre-application discussions took place on this application.

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

The Proposal of Application Notice (reference 18/02579/PAN), outlined a public exhibition to be held on 18 June 2018 from 13:00 to 19:00 at the library within the King's Building's campus.

Grange and Prestonfield Community Council, the local neighbourhood partnership officer and all local councillors for this area were served notice on 23 May 2018.

The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation Report.

### 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

Contact: Alexander Gudgeon, Planning Officer

E-mail:alexander.gudgeon@edinburgh.gov.uk Tel:0131 529 6126

## Location Plan

---



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420  
**END**