

Development Management Sub Committee

Wednesday 9 January 2019

Report for forthcoming application by

Royal Botanic Garden. for Proposal of Application Notice

18/09704/PAN

**At Royal Botanic Garden, 20A Inverleith Row, Edinburgh
Redevelopment and refurbishment of the North East corner
of the Royal Botanic Garden. Development comprises
works to listed buildings/structures. Construction of a
glasshouse, research glasshouses, education and support
buildings and landscape works. Erection of
polytunnels/temporary decent facilities, construction of
access road and associated development and demolition.**

Item number	4.2
Report number	
Wards	B05 - Inverleith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of an application in principle for the redevelopment and refurbishment of the north east corner of the Royal Botanic Garden. Development comprises works to listed buildings and structures; the construction of a glasshouse, research glasshouses, education and support buildings and landscape works; and erection of temporary decant facilities.

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 6 November 2018.

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 proposed application is approximately 5.143 hectares in area and is located on the north eastern side of the Royal Botanic Garden of Edinburgh. The Garden is an Inventory listed, Historic Gardens and Designed Landscape. The site is further included in the Inverleith Special Landscape Area.

The area of the park affected by the proposal is occupied by a group of glasshouses and outbuildings to the north east. These include the category 'A' listed greenhouse (listed 4 June 2003) (LB ref; LB49216) and the category 'A' listed Palm House (listed 14 December 1970) (LB ref; 27914). The category 'B' listed Lecture Hall, classrooms and offices building at 20A Inverleith Row (listed 4 June 2003) (LB ref: 49213) lies at the site entrance on Inverleith Row. A category 'B' listed memorial to Sir Charles Linnaeus is located at the centre of the group of greenhouses.

The remainder of the site is landscaped and contains a number of trees and shrubs, which form part of the wider, Royal Botanic Gardens landscape. Residential properties are located to the north and east of the site boundary. These include the category B listed, terraced dwellings on Inverleith Row to the east and the category 'B' and 'C' listed dwellings on Inverleith Place Lane to the north.

The southern section is included within a Local Nature Conservation Site, as designated in the Edinburgh Local Development Plan.

This application site is located within the Inverleith Conservation Area.

2.2 Site History

Applications within PAN Site

16 January 2012- Planning permission granted for erection of new Alpine House granted (application number 11/03888/FUL).

13 January 2012 - Listed Building Consent Granted for erection of new Alpine House (application number 11/03873/LBC).

Other Applications at site of Royal Botanic Garden

4 November 2004 - Planning permission and listed building consent granted for new visitor facility with studios, exhibition space and biodiversity garden, shop and cafe granted (application numbers 04/02106/GDT and 04/2016/LBC).

3 February 2010 - Listed building Consent Granted for alterations to Botanic Cottage to form cafe, offices and reception and alterations to external landscaping, including formal seating area at East Gate. (application number 09/02758/LBC).

24 August 2011- Planning permission granted for new glass house (application number 11/0225/FUL).

29 August 2013 - Planning permission granted for erection of new Botanic Cottage (application number 13/00645/FUL).

3 August 2017 - Amendment to application number 13/00645/FUL for erection of new Botanic Cottage (application number 17/01129/FUL).

A number of planning applications have also been granted for a range of temporary installations and structures on site, including those relating to seasonal events.

Main report

3.1 Description Of The Proposal

A planning application, with associated Listed Building and Conservation Area Consent applications, will be submitted for full planning permission (major) for residential development for the redevelopment and refurbishment of the north east corner of the Royal Botanic Garden. The proposed development comprises of works to listed buildings and structures; construction of a glass house; research glasshouses, education and support buildings and landscape works; erection of poly tunnels and temporary storage facilities, construction of access road, with associated development and demolition works.

No further details have been submitted at this time.

3.2 Key Issues

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

a) the development would be acceptable in principle having regard to the development plan;

The adopted Edinburgh Local Development Plan (2016)(LDP) designates the site as part of the Inverleith Special Landscape Area and Inverleith Conservation Area. The site is also designated as a Local Biodiversity Site and is an Inventory listed, Historic Garden and Designed Landscape.

Any application will need to be assessed taking into consideration this/these designations.

b) the impact on the historic environment would be acceptable;

The proposals will require to have special regard to the desirability of preserving the listed buildings and their setting and any features of special architectural or historic interests they possess. They will also be required to have special regard to their impact on the setting of listed buildings in the surrounding area.

The contribution the proposals make to the special character and appearance of the Inverleith Conservation Area will also require to be demonstrated, in compliance with the provisions relevant Local Development Plan policies. This will necessitate the provision of sufficient information to justify the proposed demolition of any unlisted buildings.

c) the design, scale and layout of the proposed development are compatible, within the character of the area;

The proposals will come forward as a detailed application. A Design and Access Statement will accompany the application. The proposals will be assessed under the relevant design policies of the LDP, as well as the Edinburgh Design Guidance.

d) the proposals safeguard the site's landscape setting and natural heritage values;

The proposals will be required to submit sufficient information to demonstrate how any detrimental impacts on the Inventory recorded, Historic Garden and Designed Landscape, or component features which contribute to its setting, will be avoided, in compliance with relevant LDP policy.

The proposals will be further required to demonstrate how it is intended to safeguard or enhance the special character and essential qualities of the Inverleith Special Landscape Area, in accordance with the provisions of relevant LDP policy. This will necessitate an assessment of the potential impact of the proposals on the existing landscape and its surroundings and on wider views across the city.

e) there are any other environmental factors that require consideration;

The application will be expected to include sufficient information to demonstrate that neighbouring amenity will be safeguarded.

f) access arrangements are acceptable in terms of road safety and public transport accessibility;

A Transport Statement will be required to demonstrate that the proposals are acceptable from a road safety perspective.

In order to support the application the following documents will require to be submitted:

- Design and Access Statement;
- Planning Statement;
- Pre-application Consultation Report;
- Heritage Statement;
- Landscape and Visual Impact Assessment;
- Landscape Design and Planting Schedule;
- Daylight and Sunlight Assessment;
- Drainage Strategy;
- Surface Water Management Plan;
- Tree Survey and Protection Plan;
- Protected Species Report;
- Sustainability Statement; and
- Transport 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 these proposals.

8.2 Publicity summary of representations and Community Council comments

The proposal of application Notice was sent to Stockbridge Community Council and Local Ward Councillors and the MSP on the 2 November 2018. Community Consultation events are being held at the Royal Botanic Garden on 22 November 2018 and at the Fletcher Building on Inverleith Row, on 10 January 2019.

The event was advertised in the Edinburgh Evening News on 12 November 2018.

The applicant has also advised that posters will be displayed around the Royal Botanic Garden site and on neighbouring buildings. Events will also be advertised on social media and leaflets to residential properties will be distributed.

Background reading/external references

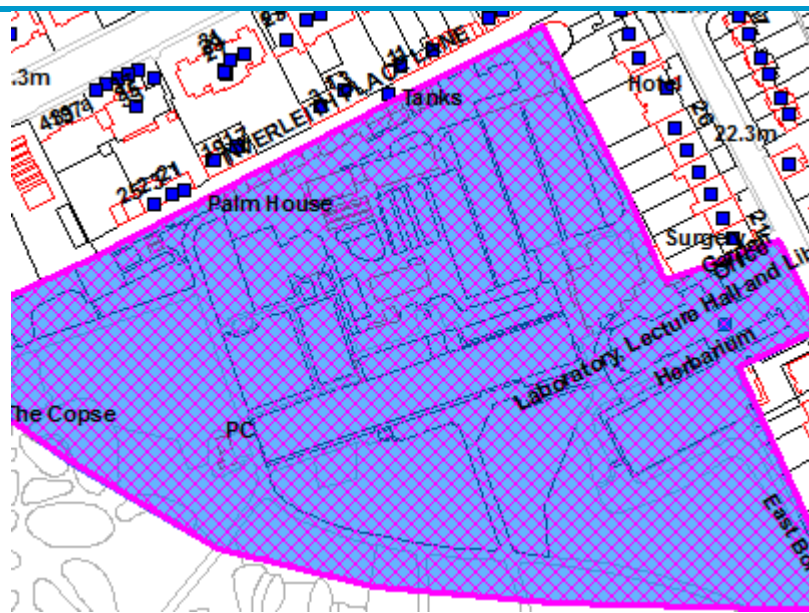
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Carla Parkes, Senior Planning Officer
E-mail: carla.parkes@edinburgh.gov.uk Tel: 0131 529 3925

Location Plan



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