

# Development Management Sub Committee

**Wednesday 6 March 2019**

**Report for forthcoming application by**

**Summix TRT Development Ltd. for Proposal of Application Notice**

**18/10244/PAN**

**At Land At 61 And 63 London Road, Edinburgh, EH7 6AA  
Erection of mixed use development including student accommodation and ancillary uses, commercial uses and landscaping and infrastructure.**

	4.2
<b>Item number</b>	
<b>Report number</b>	
<b>Wards</b>	B14 - Craigentiny/Duddingston

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the demolition of existing buildings and the redevelopment of the site for student accommodation.

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 3 December 2018 (18/10244/PAN).

## 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 is 0.29 hectares in size and is situated on the south side of London Road. The site is currently occupied by two separate single-storey buildings, one that previously operated as a Boots Opticians and the other operates as Ashley Ann interior showroom.

To the north of the site is Meadowbank Stadium, which is currently being demolished. Planning permission has been granted for a new sports centre immediately opposite the application site. To the east is an existing car wash where planning permission has been granted for a new residential development comprising 30 flats and rising up to 5 storeys. The narrow Clockmill Lane runs immediately to the south of the site with the East Coast mainline beyond. To the west is a free-standing McDonald's fast food restaurant with a drive thru that operates 24 hours.

### **2.2 Site History**

There is no planning history for the site.

### **Adjacent Sites**

#### 65 London Road

15 November 2018 - Planning permission granted for the demolition of existing single storey car-wash unit and erection of new residential flatted development rising up to 5 storeys, comprising 30 flats, and including all associated landscaping, parking and ancillary facilities (as amended) (reference number - 17/03633/FUL).

#### Meadowbank Stadium

11 December 2018 - Planning permission in principle granted for the proposed redevelopment of existing Sports Centre site to provide new Sports Centre facilities and redevelopment of surplus land for mixed uses including residential, student accommodation, hotel and commercial uses, together with car parking, landscaping, drainage and ancillary works (reference number - 18/00154/PPP).

11 December 2018 - Planning permission granted for the re-development of Meadowbank Sports Centre. The detailed proposals include the development of a new sports centre facility, including a new sports centre building with offices for Edinburgh Leisure, the retained athletics track, new spectator stand, sports pitches and floodlighting, with associated access, roads, car parking, landscaping and ancillary works (reference number - 18/00181/FUL).

## Main report

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### 3.1 Description Of The Proposal

An application will be submitted for the demolition of the existing buildings on site and the erection of a mixed use development comprising student accommodation and ancillary uses.

### 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) and will be assessed in terms of Policy Hou 8 and other policies in the plan. Proposals will also be assessed in relation to the Council's Non-statutory Guidance on Student Housing.

**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 also have regard to the surrounding urban form and the comprehensive regeneration of the wider area. Daylight, sunlight and privacy, as well as usable amenity spaces should be provided.

The proposal will be considered against the Edinburgh Design Guidance and local plan policies. A design and access statement will accompany the application.

**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 traffic flows on local roads, access to public transport and improved pedestrian and cycle access. Transport information will be required to support the application. The transport information should include an assessment of the impact of the London Road Air Quality Management Area.

**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 (to include key and local view assessment);

- Transport Information (to include assessment of the London Road AQMA);
- Flood Risk Assessment and Surface Water Management Plan;
- Tree Survey;
- Sustainability Statement;
- Noise Impact Assessment; 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**

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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 Proposal of Application Notice (reference 18/10244/PAN), outlined two public exhibitions to be held on 31 January 2018 (from 12:00 - 18:00) and 1 February 2019 (14:00 - 20:00) at the Meadowbank Church.

Craigentenny and Meadowbank Community Council were served notice on 30 November 2018. The local councillors for this area along with the MSP and MP were also served notice on 30 November 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**

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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

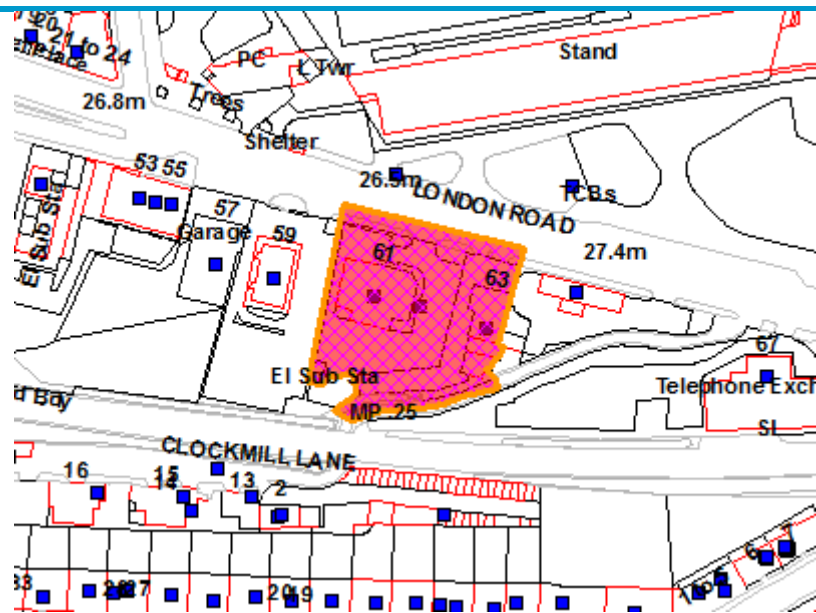
The City of Edinburgh Council

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## Location Plan

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