

Development Management Sub Committee

Wednesday 8 May 2019

Report for forthcoming application by

BDW Trading & Tesco Personal Finance PLC. for Proposal of Application Notice

19/01329/PAN

At Land Adjacent To 2, South Gyle Crescent, Edinburgh Residential, Offices, Hotel, Retail / Financial, Professional and Other Services / Food & Drink / Non-Residential Institutions (Class 1,2,3 and 10).

Item number	4.3
Report number	
Wards	B03 - Drum Brae/Gyle

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a residential led mixed use development at land adjacent to 2 South Gyle Crescent, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 19/01329/PAN on 08 March 2019.

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 application site, covering an area of 3.66ha, lies west of South Gyle Crescent and south east of South Gyle Broadway, wrapping around the existing office building on the corner of the site. The site is mostly vacant except for a surface car park that formed part of a previous scheme in the middle of the site.

To the east is St Augustine's High School and Forrester High School and the Gyle shopping centre one mile to the west. The surrounding area is predominantly commercial in nature. There is existing residential to the north of the site and a recently completed residential development 0.2 miles to the west comprising of flats and houses.

2.2 Site History

02 April 2019 - An application for the relocation of the existing car park to facilitate redevelopment of the site is pending consideration (planning reference: 19/01641/FUL).

06 August 2010 - An application for planning permission for an office building forming part of phase 2 of a masterplan for the site was granted (planning reference: 08/04316/FUL).

24 May 2006 - An application for the renovation and extension of an existing office on the site and masterplan indicating how the whole site would be developed was granted (planning reference: 05/02513/FUL).

25 May 2006 - An application for the erection of 251,944sqf of office space including 520 parking spaces was granted (planning reference: 03/01345/FUL).

Main report

3.1 Description Of The Proposal

The application is a Proposal of Application Notification of Full Planning Permission for a residential-led mixed use development including 328 residential flats and Classes 1, 2, 3 and 10. No details are provided at this stage in the process.

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 forms part of the Edinburgh Park/South Gyle area identified in the Edinburgh Local Development Plan (LDP) and as such Policy Del 4 and the Edinburgh Park/South Gyle Development Principles must be considered. These allow for a wider mix of uses including housing as a component of business led proposals. The site will also be assessed against all other relevant policies within the LDP and the Edinburgh Design Guidance.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the design policies of the Local Development Plan;

The applicant will be required to comply with all relevant design policies within the LDP as well as 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.

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

The proposal shall have regards to LDP transport policies and Edinburgh Street Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned 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 an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information; and
- Noise/air quality 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 applicant's Proposal of Application Notice noted that a public exhibition was to be held at the Marriott Hotel, 111 Glasgow Road, Edinburgh on 2 April 2019 from 14.30 - 19.30. A public notice was placed in the Edinburgh Evening News on 26 March 2019 and the applicant intended to advertise the event locally by using leaflets in public buildings.

The applicant has confirmed that Corstorphine Community Council and ward Councillors received a copy of the Proposal of Application Notice on 8 March 2019.

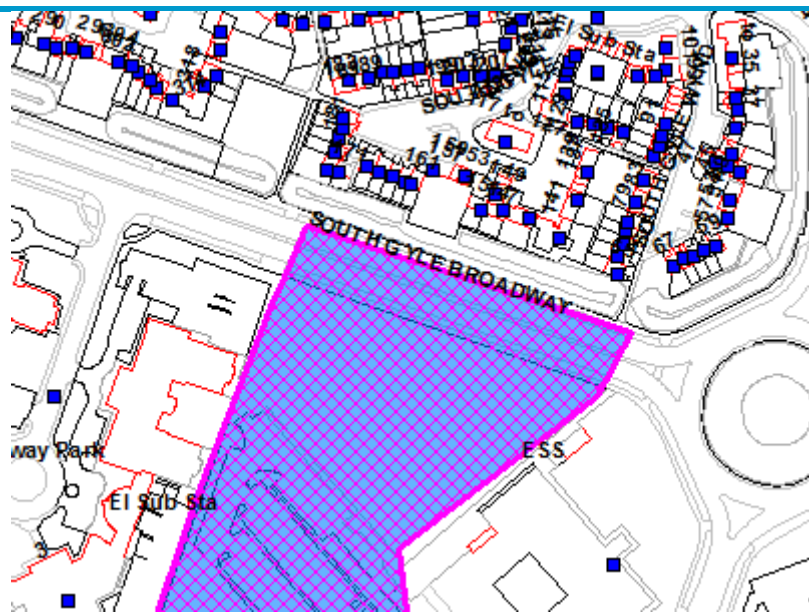
Background reading/external references

- 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](#)

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Location Plan



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