

Finance and Resources Committee

10.00am, Tuesday, 12 June 2018

Land at Dewar Place/Western Approach Road – Proposed Disposal

Item number	7.20
Report number	
Executive/routine	
Wards	11 – City Centre
Council Commitments	C2, C3

Executive Summary

Land at Dewar Place, alongside the Western Approach Road, is owned by Scottish Power Plc who have agreed to sell the land to a development consortium.

On 27 March 2018, the Development Management Sub-Committee issued a minded to grant decision for a mixed-use development to include hotel, office, retail and restaurant uses along with a pedestrian bridge link over the Western Approach Road.

Scottish Power Plc are seeking to acquire a strip of land owned by the Council adjoining the site along with airspace rights over the Western Approach Road to allow the development to be completed in accordance with the planning application.

This report seeks approval dispose of the land to Scottish Power Plc on the terms and conditions outlined in the report.

Land at Dewar Place/Western Approach Road – Proposed Disposal

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves the disposal of 857 sq m at Dewar Place and airspace rights over the Western Approach Road to Scottish Power Plc on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

2. Background

- 2.1 Scottish Power Plc own a site of 1.24 hectares (3.06 acres) which fronts on to the eastern side of Dewar Place and is flanked to the east by the West Approach Road. The site is currently occupied by an existing electrical sub-station with vacant land to the north east. The retained listed frontage of the electricity company's former offices lines the site frontage on Dewar Place.
- 2.2 Scottish Power Plc have entered into an agreement for the sale of the land to a development consortium to undertake a mixed-use development.
- 2.2 On 27 March 2018, the Development Management Sub-Committee issued a minded to grant decision in respect of an application for planning permission in principle for the development of a mixed-use scheme comprising hotel(s) (Class 7), office building(s) (Class 4), retail (Class 1), restaurant(s) (Class 3), pedestrian deck, and bridge link over Western Approach Road. The proposals include the partial demolition and refurbishment of the façade of the listed former electricity station on Dewar Place.
- 2.3 The Council retain ownership of a strip of land running alongside the development site as shown outlined in red on the attached plan. The land extends to approximately 857 sq.m (0.21 acres).

3. Main report

- 3.1 In order to proceed with the detailed planning application and complete the development Scottish Power Plc has approached the Council to acquire this area of land for inclusion in the onward sale of their land to the development consortium.

In addition a request has been made for the air rights over Western Approach Road to construct the pedestrian link bridge. The area of the airspace rights is shown blue on the attached plan.

3.2 Following negotiations the following terms have been provisionally agreed for the sale of the land:

- Subjects: 857 sq m alongside Western Approach Road and airspace rights for pedestrian link bridge;
- Purchaser: Scottish Power Plc;
- Price : £450,000 inclusive of Council's reasonably incurred legal and surveyor costs; and
- Condition Detailed planning permission being obtained for the development which will allow Scottish Power to complete the sale of the site to the development consortium.

The Council's land, in isolation, has no alternative development value, therefore, the purchase price has been calculated on a pro rata basis on the price that Scottish Power will receive from the development consortium for the site.

4. Measures of success

4.1 The disposal will allow a significant development site within the city centre to be completed. This will include the creation of a new pedestrian link over the Western Approach Road which will improve connectivity in the area including Conference Square.

5. Financial impact

5.1 A receipt of £450,000 will be received in financial year 2018/2019 to the General Property Account.

6. Risk, policy, compliance and governance impact

6.1 There is a risk that detailed planning permission for the development is not obtained. In that scenario, the land would remain within Council ownership.

7. Equalities impact

7.1 The proposal in this report is for the disposal of a small area to land which will form part of a larger development. Therefore, it is not considered that this will have an additional impact on people, equalities, the economy and the environment.

8. Sustainability impact

8.1 There are no sustainability issues as a result of this report.

9. Consultation and engagement

9.1 Ward elected members have been made aware of the recommendations of this report.

10. Background reading/external references

10.1 Not applicable.

Stephen S. Moir

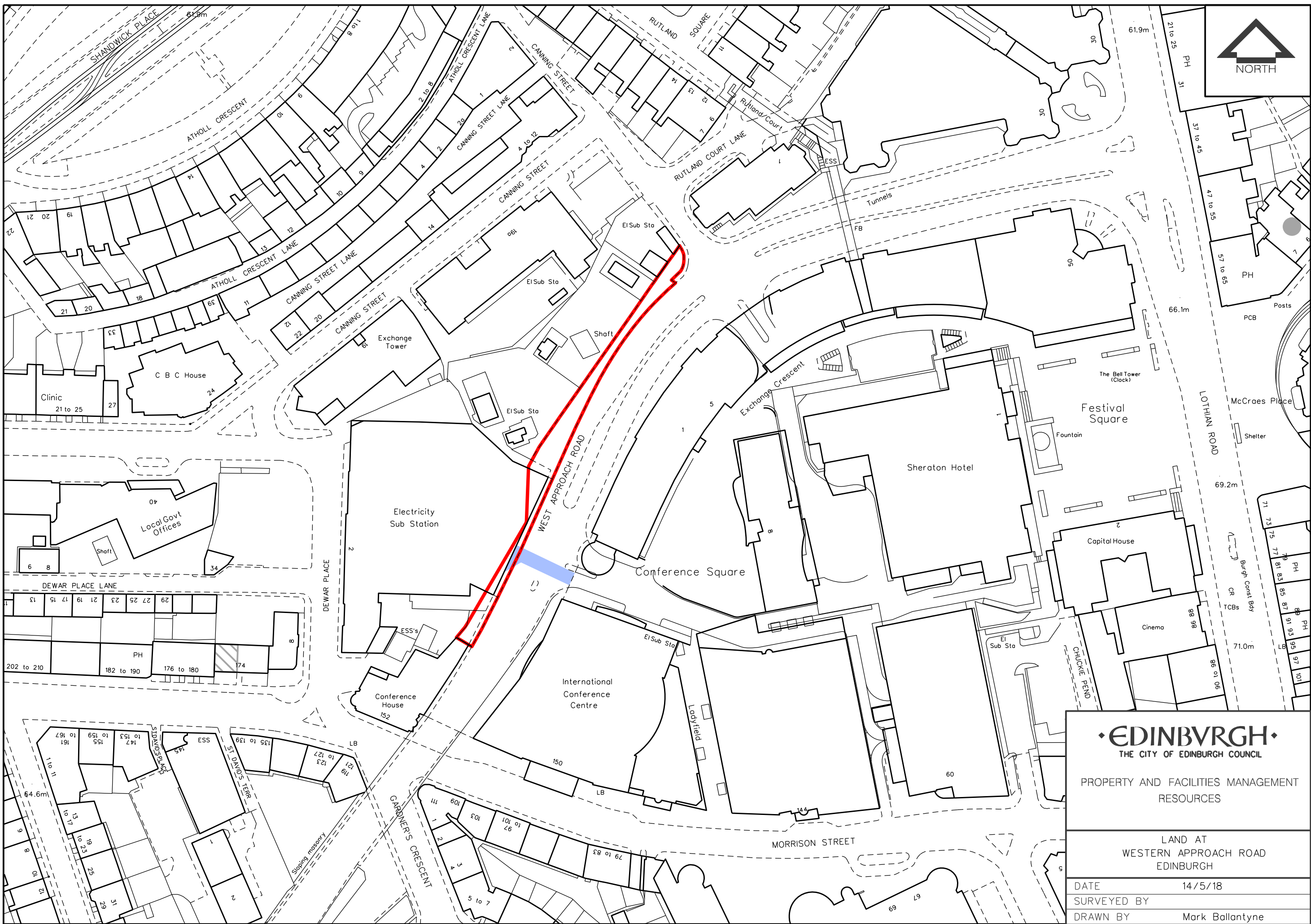
Executive Director of Resources

Contact: Graeme McGartland, Investments Senior Manager

E-mail: graeme.mcgartland@edinburgh.gov.uk | Tel: 0131 529 5956

11. Appendices

11.1 Appendix 1 – Location Plan



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THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

LAND AT
WESTERN APPROACH ROAD
EDINBURGH

DATE	14/5/18
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1960

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

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