

Development Management Sub Committee

Wednesday 4 March 2020

Report for forthcoming application by

Queensberry Properties Ltd. for Proposal of Application Notice

20/00124/PAN

At Finance House, Orchard Brae House, 10 Orchard Brae, Part demolition and conversion of existing building and erection of new development for residential accommodation with associated business, commercial, leisure, ancillary uses, public realm, hard and soft landscaping, access arrangements, parking and infrastructure.

Item number

Report number

Wards

B05 - Inverleith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for planning permission for the part demolition and conversion of an existing vacant office building and the erection of a new building for residential accommodation, with business, commercial, leisure, ancillary uses, public realm, hard and soft landscaping, access arrangements, parking and infrastructure at Finance House, Orchard Brae House, 10 Orchard Brae, Edinburgh.

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 10th January 2020 (20/00124/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 on the east side of Orchard Brae, close to the junction of Orchard Brae and Queensferry Road. The site comprises the vacant 1960s former office building that fronts onto Orchard Brae, the integrally attached circa 1970s office building to the east of the 1960s building and the associated grounds of these buildings. The public road and flatted properties in Learmonth Crescent bound the site to the north. Flatted properties in Learmonth Avenue bound the site to the east. A tree lined embankment with the flatted building of Learmonth Court beyond bounds the site to the south. Orchard Brae is located to the west of the site.

The site is not located within a conservation area. The New Town Conservation Area boundary is located nearby to the south east of the site and The Dean Conservation area boundary is located nearby to the south of the site. The boundary of the Edinburgh Old and New Towns World Heritage Site is located nearby to the south of the site.

2.2 Site History

There is no relevant planning history for the site.

Main report

3.1 Description of the Proposal

An application for detailed planning permission will be submitted for the part demolition and conversion of the existing building and the erection of a new building for residential accommodation with associated business, commercial, leisure, ancillary uses, public realm, hard and soft landscaping, access arrangements, parking and infrastructure. There have been no details submitted in terms of design, access, unit type or numbers.

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 having regard to the development plan;

The site is located within a predominantly residential area within the urban area. It is outside the city centre. The acceptability of the proposed uses in this location is a key consideration.

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 application is likely to be submitted as a detailed application. Proposals will have to be considered against LDP policies and the Edinburgh Design Guidance.

c) The development will not have a detrimental impact on the setting of any listed buildings and structures;

The impact of the development on the setting of neighbouring listed buildings will be considered in relation to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

d) The proposal will preserve or enhance the setting of the New Town and Dean Conservation Areas;

A key consideration includes the impact of the proposed development on the setting of both the New Town Conservation Area and the Dean Conservation Area. This will be assessed in relation to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

e) The proposals will have no adverse impact upon the Outstanding Universal Value of the World Heritage Site;

A key consideration includes the impact of the proposed development on the setting of the Old and New Towns of Edinburgh World Heritage Site. Chapter 4 of the 2011-2016 Management Plan sets out an interpretation of the key attributes of the Outstanding Universal Value. The Management Plan recognises the importance of the topography in shaping the townscape and key views both out and into the World Heritage Site. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

f) The design, scale, layout and materials are acceptable within the character of the area and contribute to a sense of place;

A key consideration is ensuring integration with the existing landscape and townscape from key views and approaches. The proposal will be considered against the relevant policies of the Edinburgh Local Development Plan and Edinburgh Design Guidance. A Design and Access Statement will be required to accompany the application.

g) The proposal is not detrimental to the amenity of neighbours;

The proposal will be assessed against relevant design policies and residential amenity policies in the Edinburgh Local Development Plan and non-statutory guidance and in terms of neighbouring residential amenity.

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

Pedestrian permeability and connectivity to/from and through the site and beyond will be a key consideration. The development should have regard to the requirements of the Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application to assess the effects of the proposal on local infrastructure and the accessibility of the site. Consideration also needs to be given to enabling safe and convenient pedestrian movement into and through the site, where appropriate.

i) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site has been developed without having an unacceptable impact on the environment. In order to support the submission of the application for detailed planning permission, the following documents will be submitted:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Sustainability Statement;
- Surface Water Information;
- Drainage Impact Assessment;
- Site Investigation Report; and,
- Tree Survey.

The application will be required to be screened for an Environmental Impact Assessment (EIA).

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 20/00124/PAN) confirms two public consultation events:

- (i) between 14:00 - 20:00 on Thursday 6th February 2020 at Orchard Brae House, 30 Queensferry Road; and,
- (ii) Between 14:00 - 20:00 on Thursday 19th March at Orchard Brae House, 10 Orchard Brae.

An advertisement of the first event was published in the Edinburgh Evening News. An advertisement of the second event is to be published in the Edinburgh Evening News 7 days prior to that event.

Posters advertising both public consultation events have been displayed in local venues in advance of the first event.

There was a mail drop to immediate neighbours in advance of the first public event

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Stockbridge/Inverleith Community Council, Craigleith/Blackhall Community Council, Inverleith Neighbourhood Partnership, the Inverleith Ward Councillors, the MSP for Edinburgh Central, the MP for Edinburgh North and Leith were notified of the proposed development on the 10th January 2020.

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

Background reading/external references

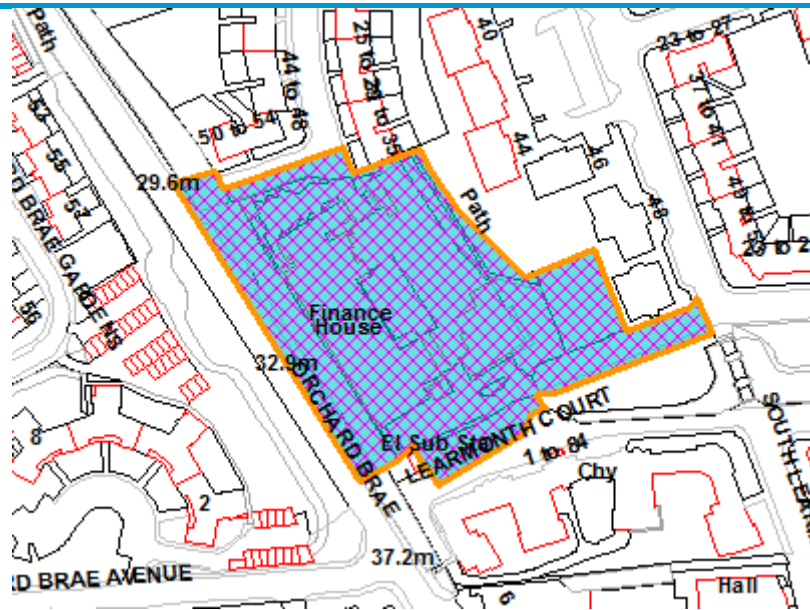
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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