

Development Management Sub Committee

Wednesday 3 June 2020

Report for forthcoming application by

**Hero Catalyst Hospitality Ventures (Elgin House Edin.) Ltd.
for Proposal of Application Notice**

20/01591/PAN

**at Elgin House, 20 Haymarket Yards, Edinburgh.
Proposed Demolition and Re-development of Site for a mix
of uses including office (class 4), hotel (class 7) and student
accommodation.**

Item number

Report number

Wards

B11 - City Centre

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle or planning permission for the demolition of the existing Elgin House and redevelopment forming a mixed use scheme including Classes 4 (Business), 7 (Hotel) and student accommodation at 20 Haymarket Yards, 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: 20/01591/PAN on 08 April 2020.

Due to the Coronavirus emergency, the Council's Leadership Advisory Panel has agreed changes to the schemes of delegation in respect of planning applications. This gives the Chief Planning Officer extended delegated powers to make decisions on applications which would require a committee decision under the current schemes of delegation. This application has been determined under the extended scheme of delegation.

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 relates to an existing 4,645sqm office building located at 20 Haymarket Yards in the Haymarket area of Edinburgh City Centre. The existing office is a 'U' shaped office building with central car parking courtyard. To the east of the site is Haymarket Station with the Edinburgh Tram line south of the site. The surrounding area is predominantly commercial in nature.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The application is a Proposal of Application Notification of planning permission in principle or full planning permission for the proposed demolition and redevelopment of the site for a mix of uses including Class 4 (Business) Class 7 (Hotel) and student accommodation.

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 City Centre area identified in the Edinburgh Local Development Plan (LDP) and as such policy Del 2 City Centre and the Edinburgh City Centre Development Principles must be considered. The policy supports proposals that enhance the character, attractiveness, vitality and accessibility of the city centre and contribute to its role as a strategic business and regional centre. The site will also be assessed against all other relevant policies within the LDP and the Edinburgh Design Guidance.

- b) the proposal would preserve or enhance the setting of the nearby neighbouring buildings, conservation areas and World Heritage Site

The site is within close proximity to built heritage including the B listed buildings across from the site, the New Town and Coltbridge and Wester Coates Conservation Areas and Old and New Towns of Edinburgh World Heritage Site are also to the north of the site. Development on the site has the potential to affect the character, appearance and setting of Edinburgh's built heritage and key views across the World

Heritage Site. The proposal will be assessed in relation to Sections 59 and 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.

c) 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. Views into and out of the city centre will be an important consideration in respect of the proposed height and massing.

d) 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.

e) 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;
- Townscape and Visual Impact Assessment;
- 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 with the planning authority are ongoing.

8.2 Publicity summary of representations and Community Council comments

The applicant's Proposal of Application Notice noted that there will be an online consultation in accordance with government guidance for the period of the Covid-19 emergency. The consultation event is to be held from 09 June 2020 to 16 June 2020 inclusive. A public notice is to be placed in the Edinburgh Evening News on 1 June 2020.

The applicant has confirmed that West End Community Council and local councillors received a copy of the Proposal of Application Notice on 07 April 2020.

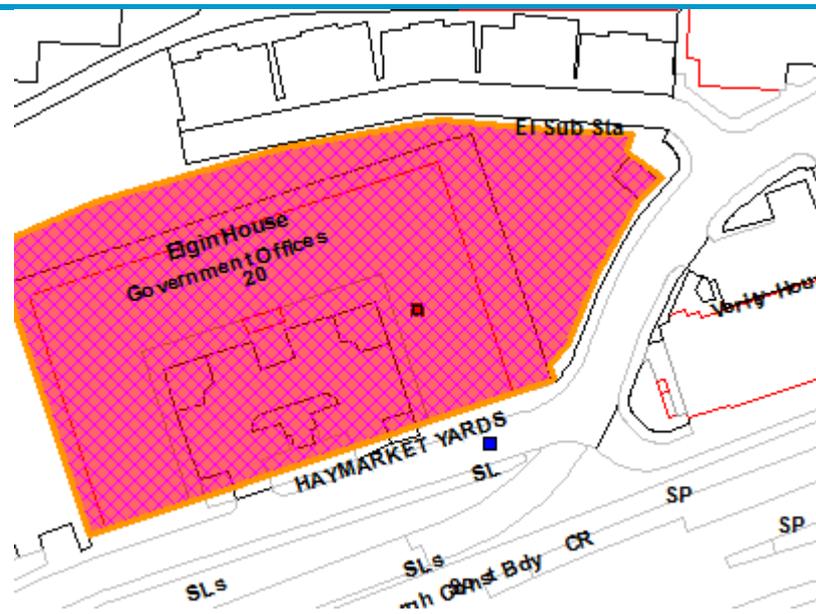
Background reading/external references

- 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: Declan Semple, Planning Officer
E-mail: declan.semple@edinburgh.gov.uk Tel:0131 529 3968

Location Plan



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