

Development Management Sub Committee

Wednesday 01 July 2020

Report for forthcoming application by

Centre For The Moving Image (CMI). for Proposal of Application Notice

20/01235/PAN

At Land At, Festival Square, Edinburgh

Application for planning permission proposing the "development of a new centre for film comprising cinema, offices, education, exhibition and function space, together with retail, cafe, restaurant and bar, and associated facilities, including landscaping and public realm works (Use Classes 1, 2, 3, 4, 10, and 11 and sui generis public house)" at Land at Festival Square, Edinburgh, EH9 9SR.

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 detailed application for a new 'Filmhouse' building on Festival Square.

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 11 March 2020 (20/01235/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 comprises Festival Square, a planned civic square situated to the west of Lothian Road. The square is bound by modern 6-7 storey buildings which mainly comprise office uses, with the Sheraton Hotel situated along the western boundary.

The site affords views to the east towards the Usher Hall (Category A listed, ref: 27780) and Edinburgh Castle (Scheduled Monument). These views are framed by listed buildings to the north and south - 57-65 Lothian Road (Category B listed, Ref: 29265) and 71-73 Lothian Road (Category C listed, Ref: 29267). Both these buildings lie on the east side of Lothian Road.

This application site is located just outwith the Old and New Towns of Edinburgh World Heritage Site.

This application site is located within the West End Conservation Area.

2.2 Site History

There have been a number of temporary consents on this site, including:

11 June 2014 - Seasonal market to be erected of 31 market stalls which are innovative architecturally designed cubic shapes, picnic tent and air puddle. Granted. (Application reference number: 14/01336/FUL).

21 June 2012 - Section 42 application to amend conditions 1 and 2 of application reference 08/04220/FUL to extend the duration of consent and hours of operation. Granted. (Application reference number: 12/01117/FUL).

5 February 2009 - Erection of video screen for London 2012 live site. Granted. (Application reference number: 08/04220/FUL).

7 December 2000 - Events with occasional market retail function. Granted. (Application reference number: 00/03197/FUL).

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for a new building to house Scotland's independent cinema and national hub for film education, 'Filmhouse'. The proposal will also include office, a new cafe/restaurant, event spaces and associated facilities, and public realm improvements.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The impact of the proposed development on the character and setting of any listed buildings and structures;

The site is close to several listed buildings and structures, including the A listed Usher Hall. The impact of the proposed development on each of their settings and character 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.

b) The proposal will preserve and enhance the character and appearance of the West End Conservation Area;

This key consideration includes both the physical development including height, scale, form and materials, and use of the existing civic space on the character and appearance of the West End 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.

c) The principle of the development is acceptable in this location;

The acceptability of the proposed uses and potential intensification of the existing uses in this location is a key consideration. The site is located in the City Centre, as defined in the Edinburgh Local Development Plan. The Plan supports development within this location which maintains and enhances the character, attractiveness, vitality and accessibility of the city centre. The site is also designated Open Space in the LDP, so the acceptability of development in relation to this area of Open Space needs to be considered, as well as the impact of the development on the public use of any retained areas of open space.

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

The site is mostly outwith the Old and New Towns of Edinburgh World Heritage Site. However, it does overlap slightly with it on the westernmost pavement of Lothian Road. In this regard, it does have the potential to impact upon its setting.

Chapter 4 of the 2011-2016 Management Plan sets out an interpretation of the key attributes of the Outstanding Universal Value which are further explained in Appendix D.3 of the 2017-2022 Management Plan.

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.

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

Key considerations are ensuring integration with the existing landscape and townscape, relationship to established townscape, impact on key views, local approaches and city skyline. This includes the impact of the proposals on the Conservation Area and setting of the World Heritage Site. The proposal will be considered against the provisions of the Edinburgh Local Development Plan and Edinburgh Design Guidance. A Design and Access Statement and Townscape and Visual Impact Assessment will be required to accompany the application.

The proposal was considered by the Edinburgh Urban Design Panel on 29 January 2020.

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

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and non-statutory guidance. A noise impact assessment may be required in support of the application.

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

Pedestrian permeability and connectivity through the site and beyond, including improvements to the public realm is a key consideration. The proposal should have regard to the Council's parking standards, transport policies in the Edinburgh Local Development Plan, the requirements of the Edinburgh Street Design Guidance and the City Centre Transformation project. 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 and cycle movement into and through the site, where appropriate.

h) 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 an unacceptable impact on the environment. In order to support the application, it is anticipated that the following documents will be submitted:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Transport Information;
- Noise Impact Assessment;
- Sustainability Statement;
- Townscape and Visual Impact Assessment;
- Archaeological Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Drainage Impact Assessment;
- Geotechnical Survey; and
- Site Investigation Report.

An Environmental Impact Assessment (EIA) will be required.

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

A copy of the Proposal of Application Notice (PAN) has been submitted to all Edinburgh Ward Councillors and all Community Councils. The PAN is also circulated to the Edinburgh City Centre Neighbourhood Partnership.

In light of the ongoing Covid-19 situation and new Scottish Government Guidance on pre-application consultation, revisions have been made to the consultation strategy. Two online consultation events (using Zoom) will now take place on the following days: Wednesday 24 June 2020 1pm until 7pm, and Thursday 25 June 2020 10am until 4pm. All information is publicly available online at the Filmhouse website at www.filmhousecinema.com/future.

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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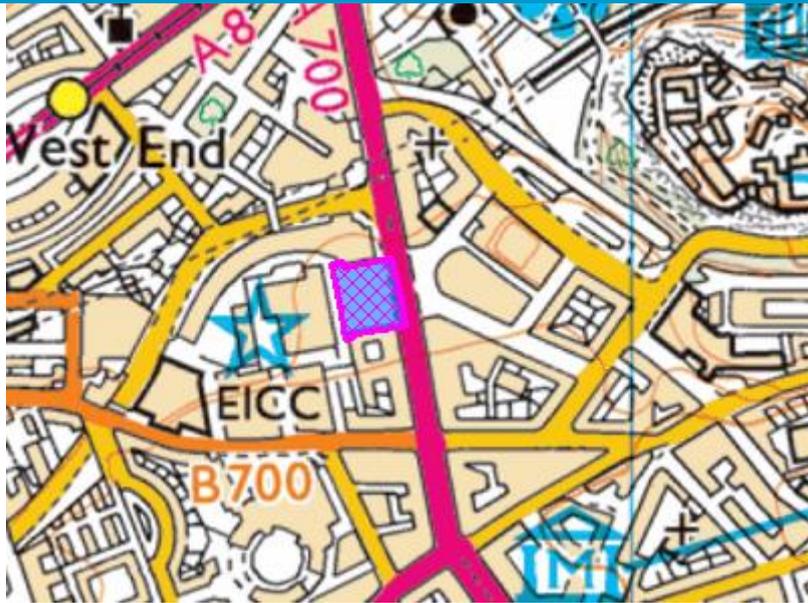
PLACE

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Location Plan



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