

# Development Management Sub Committee

**Wednesday 6 October 2021**

**Report for forthcoming application by**

**Ability Hotels (Edinburgh) Ltd. for Proposal of Application Notice**

**21/03840/PAN**

**at 5 Almond Avenue, Edinburgh, EH12 9GN  
Extensions to existing hotel.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## Summary

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The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for extensions to an existing hotel at 5 Almond Avenue, Edinburgh.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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- 1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

The application site is located within the urban area of Edinburgh Airport, lying directly to the south of the airport's main terminal buildings, control tower and car park. The site is currently used as a hotel and car park within a surrounding landscaped area and hardstanding. The site is accessed from Almond Avenue which comes off Almond Drive to the west. The site has some existing vegetation and trees with landscape mounding around parts of the site's perimeter. A Spitfire memorial sculpture sits on the northern perimeter of the existing hotel building. An existing office building is located to the west of the site boundary and other notable roads around the site include Jubilee Road to the north and Fairview Road to the south.

### **2.2 Site History**

17 April 2012 - Planning permission was granted for a 350-bedroom hotel (planning reference 10/01392/FUL). The application site for that proposal was larger, extending to Fairview Road in the south.

20 July 2012 - An application for prior notification and prior approval for demolition of five existing buildings on land at Almond Avenue, Edinburgh Airport, Edinburgh determined that permission was not required (Application reference 12/01892/PND).

20 August 2012 - Planning permission was granted for temporary facade works to the approved 350-bedroom hotel development consented under application 10/01392/FUL (Application reference 12/02443/FUL).

29 July 2015 - Planning permission was granted for a 175-bedroom hotel at 1, 2, 3, 4 Edinburgh Airport Police Station, Almond Road, Edinburgh Airport (application reference: 15/00661/FUL).

9 June 2016 - An application to vary the height of the hotel granted under planning application 15/00661/FUL by 600mm was approved (application reference 15/00661/VARY).

17 October 2016 - Proposal of application notice was submitted for 'Demolition of existing buildings and redevelopment of site for mixed used including hotel (Class 7) food and drink (Class 3), petrol filling station (Sui Generis), retail (Class 1) Office, (Class 4) with associated infrastructure (inc access, servicing arrangements, car parking, landscaping and public realm) at 1, 2, 3, 4 Edinburgh Airport Police Station, Almond Road, Edinburgh Airport (application reference: 16/05145/PAN).

15 November 2018 - Planning permission was granted for the 'erection of a six storey hotel (Class 7), with associated facilities, car parking and hard and soft landscaping (as amended)' at Edinburgh Airport Police Station, Almond Road, Edinburgh Airport (application reference: 17/03186/FUL).

## **Main report**

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### **3.1 Description of the Proposal**

The applicant proposes 'extensions to the existing hotel' at 5 Almond Avenue, Edinburgh.

It is anticipated the proposal will be a major development and no further details on the proposal are submitted at this time with the proposal of application notice.

### **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 is located within the Edinburgh Airport Special Economic Area which is designated in the Edinburgh Local Development Plan (LDP). The principle of the development would therefore be subject to compliance with Policy Emp 4 (Edinburgh Airport) and consideration must be given to all other relevant policies in the Edinburgh LDP such as design policies and policy Emp 10 (Hotel Development). The development will also be required to comply with the West Edinburgh Strategic Design Framework.

#### **b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;**

The applicant will be required to comply with relevant design policies in the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance, West Edinburgh Strategic Design Framework). A design and access statement will be required to support the application and demonstrate how the proposed hotel extension will create a sense of place in the context of the surrounding airport area.

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

The proposal should have regard to transport policy in the Edinburgh LDP, Designing Streets and the West Edinburgh Transport Appraisal Refresh (2016). The applicant will be required to submit transport information in support of the application.

**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 a detrimental impact on the environment. In order to support the application, it is anticipated the following documents would be submitted:

- Pre-Application Consultation report;
- Design and Access Statement;
- Planning Statement;
- Transport Information;
- Detailed Site Landscape Proposals and Planting Schedule;
- Flood Risk and Drainage Impact Assessment;
- Air Quality Impact Assessment;
- Tree Survey;
- Ecology information;
- Archaeology Assessment;
- Noise Assessment;
- Sustainability information.

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

*Environmental Impact Assessment*

The proposal and site will be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment is 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**

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4.1 The forthcoming application may be subject to a legal agreement.

**Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

**Equalities impact**

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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

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7.1 A sustainability statement will need to be submitted with the application.

## Consultation and engagement

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### 8.1 Pre-Application Process

There is no pre-application process history.

### 8.2 Publicity summary of representations and Community Council comments

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face-to-face public event.

Following receipt of the proposal of application notice (PAN) the applicant has given details of a dedicated project website (<http://www.plansforhiltonextension.co.uk/>) where members of the public will be able to view proposals and submit comments. An interactive consultation event will take place on 29 September between 1pm and 7pm. Between these times a web chat function will be available on this page and a member of the project team will be able to answer any questions. The live event was advertised in the Edinburgh Evening News on 15 September 2021 prior to the eventing being held. The closing day for comments via the website would be 13 October 2021.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

Ratho and District Community Council have been notified of the proposal by the applicant. The applicant also carried out a letter-drop for surrounding businesses and neighbours.

## Background reading/external references

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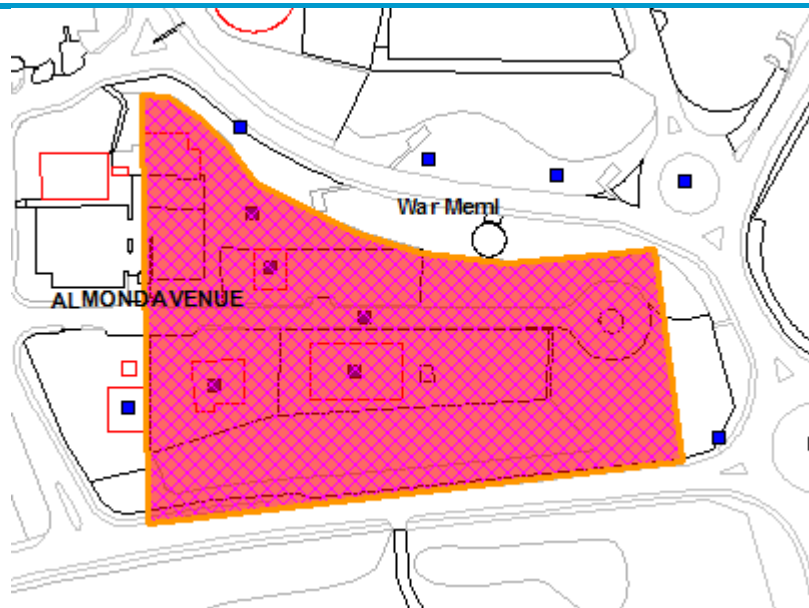
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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