

Development Management Sub Committee

Wednesday 26 January 2022

Report for forthcoming application by

**Elgin Haymarket Limited C/o Agent for Proposal of
Application Notice**

21/05661/PAN

at 20 Haymarket Yards, Edinburgh, EH12 5WU.

Redevelopment of site for mixed-use development (two buildings) comprising hotel (class 7), office (class 4) and café (class 3) use, with associated public realm, active travel links, landscaping, EV charging infrastructure, cycle and car parking, servicing, and access.

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 for the demolition of the existing Elgin House and the redevelopment of site for mixed-use development (two buildings) comprising hotel (class 7), office (class 4) and café (class 3) use, with associated public realm, active travel links, landscaping, EV charging infrastructure, cycle and car parking, servicing, and access. The proposal will be in the form of a major detailed planning application.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 21/05661/PAN on 22 October 2021.

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 office (Elgin House) located at 20 Haymarket Yards. The office faces to the south with a small courtyard parking area to the front. The Edinburgh Tram line runs to the south of the site with the mainline railway and Haymarket Station beyond.

To the north of the site is a parking area for the office beyond. To the east and west there are also large scale office developments.

2.2 Site History

No relevant site history.

Main report

3.1 Description of the Proposal

The applicant proposes to apply for full planning permission for the demolition of the existing on-site buildings and the erection of a new office and hotel.

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

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 which allowed for engagement between 23 November 2021 and December 2021. The results of the consultation event(s) will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

The applicant notes in the PAN application form that the Community Councils of the West end, Murrayfield and Gorgie/Dalry all received notification of the PAN. Local ward councillors were notified on 22 October 2021 and included City Centre Ward Councillors Karen Doran, Claire Miller, Joanne Mowat and Alasdair Rankin.

The Sighthill/Gorgie ward Councillors were also notified - Councillors Dennis Dixon, Catherine Fullerton, Ashley Graczyk and Donald Wilson.

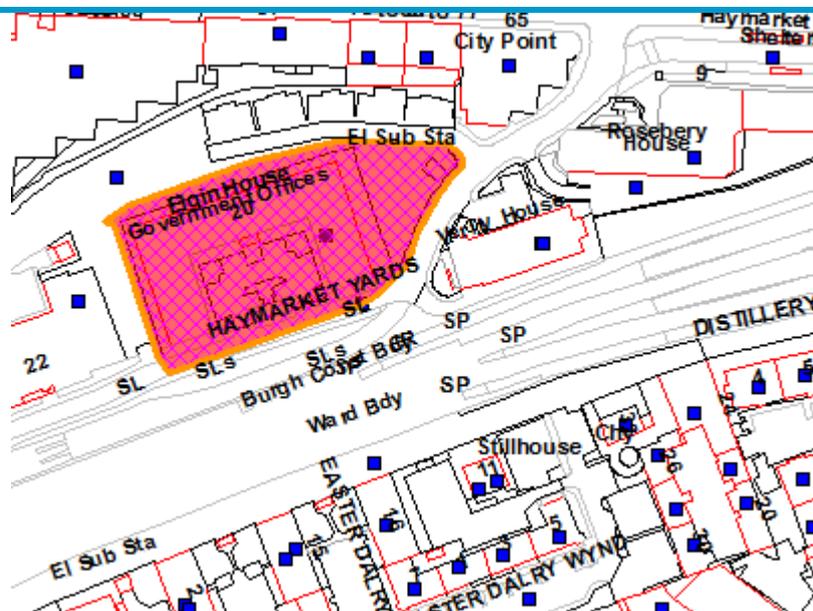
Background reading / external references

- 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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