

# Development Management Sub Committee

**Wednesday 9 February 2022**

**Report for forthcoming application by**

**CASL Eyre Place (Edinburgh) Property Owner Ltd. for  
Proposal of Application Notice**

**21/06729/PAN**

**at 72 - 74 Eyre Place, Edinburgh, EH3 5EL.**

**Proposed demolition of existing buildings and structures  
and erection of a purpose-built student accommodation  
development, with associated amenity space, access, cycle  
parking and landscaping.**

**Item number**

**Report number**

**Wards**

B05 - Inverleith

## **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 demolition of existing buildings and structures and erection of a purpose-built student accommodation development, with associated amenity space, access, cycle parking and landscaping at 72 - 74 Eyre Place.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 21/06729/PAN on 22 December 2021.

## 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 development site, covering an area of 2.7 hectares, lies to north of the city centre and is currently vacant, having most recently been in use as a builders' merchant/yard. The site is bound by Eyre Place to the north and Eyre Place Lane to the west. A children's activity centre, forming part of King George V Park, is located to the south of the site.

This application site is located out with, but abutting, the boundary of the New Town Conservation Area which bounds the site to the west side of Eyre Place Lane. The southern section of the site forms part of a Historic Garden Designed Landscape - Inventory Site: New Town Gardens and Dean.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description of the Proposal

An application for full planning permission will be submitted for a student housing development. No details have been submitted of the proposed number of units, access or design.

### 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 in the Urban Area as identified by the Local Development Plan (LDP). LDP Policy Hou 1 (Housing Development) supports housing development at suitable sites within the Urban Area, subject to other LDP policies. LDP Policy Hou 8 (Student Accommodation) supports the development of purpose built student accommodation where the location is appropriate in terms of access to university and college facilities by walking, cycling or public transport, and the proposal will not result in an excessive concentration of student accommodation. Non-statutory guidance on Student Housing also provides further detail.

The existing site is in employment use. LDP Policy Emp 9 (Employment sites and premises) permits the introduction of non-employment uses on the proviso that they will not prejudice or inhibit the activities of any nearby employment use; and the proposal contributes to the comprehensive regeneration and improvement of the wider area.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

### **b) Design, Scale and Layout**

Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance. Detailed information will be required in relation to the height, materials and form of the proposed units. The design approach must be based on a thorough understanding of the surrounding context. The design should also take into account the impact of the proposals on the setting of the New Town Conservation Area. The proposal should not adversely impact on key local views and wider city views as identified in Edinburgh Design Guidance.

An assessment on amenity of neighbouring and future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity) will also be required.

The design will also be required to demonstrate compliance with the 13 guiding principles of sustainable development as outlined in Scottish Planning Policy

### **c) Access and transport**

The proposal shall have regard to LDP transport policies and Edinburgh Design Guidance including the Edinburgh Street Design Guidance and relevant factsheets. 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.

### **d) The proposal has acceptable impacts on infrastructure**

The application will be required to consider impacts on infrastructures in accordance with LPD Policy Del 1 - Developer Contributions and Infrastructure Delivery.'

### **e) Other Environmental Factors**

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, the following documents will be required:

- Pre-application Consultation Report;
- Air Quality Impact Assessment dependant on proposed parking levels;
- Daylight, Overshadowing and Privacy Assessment;
- Design and Access Statement;

- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Landscape Strategy;
- Noise Impact Assessment.
- Phase 1 Site Investigation Report;
- Planning Statement;
- Sustainability Statement and Form S1;
- Transport Statement;;
- Heritage Statement (Conservation Area and Historic Garden Design Landscape).

The application will need to be screened for an Environmental Impact Assessment including the cumulative impact of the proposals.

### **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

Pre-application discussions took place on this application.

### 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 will create a dedicated project website where members of the public will be able to view proposals and submit comments. An interactive consultation event is scheduled on 23rd February 2022 between 3pm and 7pm where virtual feedback will be available. The website will be open for comments between 15th February and 19th March 2022.

The live event is to be advertised in the Edinburgh Evening News on 15th March 2022 along with flyer distribution to neighbouring properties to advise of the online event.

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

A copy of the PAN has been issued to the New Town and Broughton Community Council and the Friends of King George V and Scotland Yard Parks.

Local ward councillors were notified on 21st December 2021 and included Councillor Gavin Barrie, Councillor Max Mitchell, Councillor Hal Osler and Councillor Ian Whyte.

### 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](#)

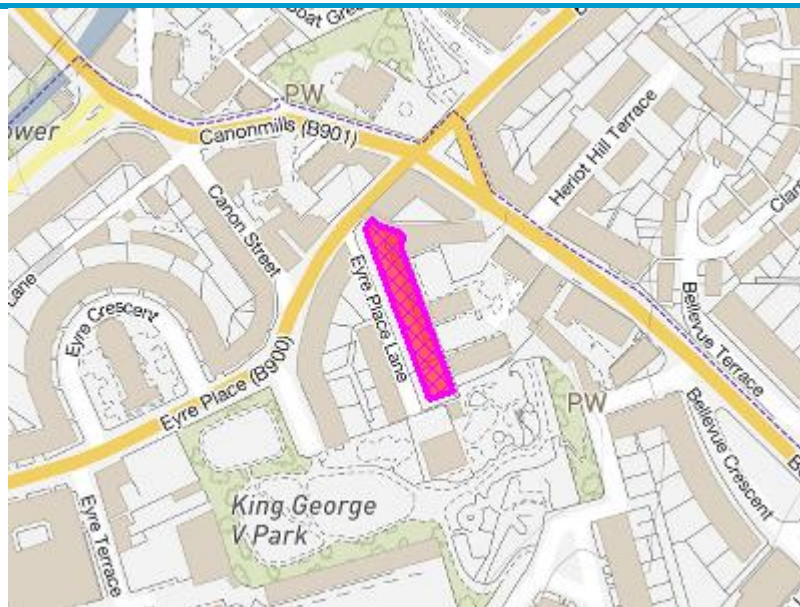
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## Location Plan

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