

# Development Management Sub Committee

**Wednesday 9 February 2022**

**Report for forthcoming application by**

**Cinnamon Sledge LLP. for Proposal of Application Notice**

**21/06675/PAN**

**at Royal Elizabeth Yard Industrial Estate, Kirkliston, EH29 9EN.**

**Proposed erection of bonded warehouses, cask filling and disgorging facility with associated tank farm, tanker filling bay, welfare facilities and associated work.**

**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 planning permission for the development of land at The Royal Elizabeth Yard Industrial Estate, Kirkliston for the proposed erection of bonded warehouses, cask filling and disgorging facility with associated tank farm, tanker filling bay, welfare facilities and associated work.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 21/06675/PAN on 17 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 application site is an existing Industrial Estate located to the north of the village of Kirkliston. The M90 runs to the west of the application site. Vehicular access is provided via Milton Farm Road. The surrounding land is agricultural in nature.

### **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**

The application proposes the erection of bonded warehouses, cask filling and disgorging facility with associated infrastructure. It is expected that a detailed planning application will be submitted.

### **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 identified as being within the greenbelt within the Edinburgh Local Development Plan. Any development proposals will need to provide a justification in terms of Policy ENV 10.

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) 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 visual impact information. A number of key viewpoints will require to be identified and assessed.

c) 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. 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) 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;
- Visual Impact Assessment;
- Sustainability Form S1;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information and
- Noise/air quality information.

An EIA Screening Opinion will also be carried out.

### **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 has given details of an online virtual exhibition with the opportunity for discussion with the project team.

The applicant notes in the PAN application form that the Ratho and District Community Council have received notification of the PAN. Local ward councillors were notified on 17 December 2021.

## **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](#)

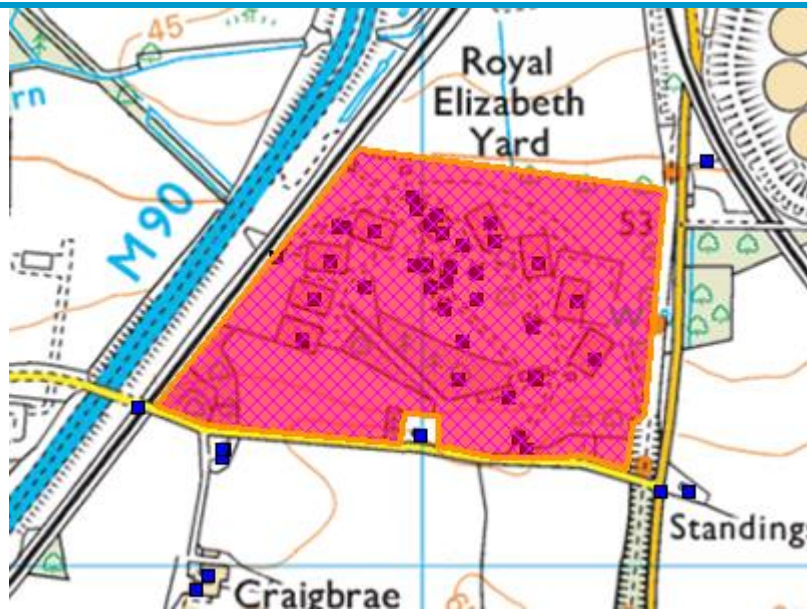
### **David Givan**

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## Location Plan

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