

Development Management Sub Committee

Wednesday 30 March 2022

Report for forthcoming application by

EMH4 Limited. for Proposal of Application Notice

22/00812/PAN

**at 4 East Mains of Ingliston, Ingliston Road, Newbridge.
Erection of hotel development (Class 7) with ancillary
restaurant /bar (Class 3 /Sui Generis) and fitness suite
(Class 11), associated facilities, together with access,
landscaping, parking and infrastructure.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for the erection of hotel development (Class 7) with ancillary restaurant /bar (Class 3 /Sui Generis) and fitness suite (Class 11), associated facilities, together with access, landscaping, parking and infrastructure.

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: 22/00812/PAN on 16th February 2022.

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 is a 0.45 ha brownfield site close to Edinburgh Airport (1100m to main terminal entrance). An existing residential ruin sits within the site.

It's situated to the north of the A8 Glasgow Road into the city from the west.

To the west is Ingliston Road providing access to Royal Highland Centre and service access to the airport.

To the immediate north is land used for car parking which is identified for the future tram halt and extension, beyond which is a single storey nursery. The land to the north and west is all under ownership of the RHC.

The site is bounded to the east by an Arnold Clark, to the east of this (ca. 450m from the site) is the Ingliston Park and Ride Facility which is also serviced by the Park and Ride Tram Halt (ca. 750m from the site).

To the south of the A8 is a petrol station and housing, beyond which is farmland.

The site contains a part derelict building which has previously been in use as a dwelling house.

2.2 Site History

2 March 2000 - Refused Outline Planning Permission for the proposed demolition of existing guest house & erection of a new hotel & integrated restaurant development with associated car parking, access and landscaping (planning reference 99/02697/OUT).

At the time, the site within the designated Green Belt of Edinburgh as defined by the Development Plan. The site was removed from the greenbelt designation in the recent Edinburgh Local Development Plan, adopted November 2016.

30 July 2015 - Minded to Grant Subject to Legal Agreement for Planning Permission in Principle for a 20-year masterplan for the future development of the Royal Highland Centre (planning reference 10/01832/PPP).

Main report

3.1 Description of the Proposal

The forthcoming application will be a full planning application for the erection of hotel development (Class 7) with ancillary restaurant /bar (Class 3 /Sui Generis) and fitness suite (Class 11), associated facilities, together with access, landscaping, parking and infrastructure.

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 within the urban area, and designated as employment land in the LDP. The site is also located within the West Edinburgh Strategic Development Area.

The site is covered by Policy designation (EMP 5 Royal Highland Centre) which designates the area as being part of the Royal Highland Centre. All development proposals within the RHC boundary must accord with the West Edinburgh Strategic Design Framework (WESDF).

In the context of the hotel proposal, Policy Emp 10 (Hotel Development) will apply. The proposal will also be assessed against all other relevant policies within the LDP and the Edinburgh Design Guidance.

In the emerging WE-SSIG the site sits within a central corridor, noted as a spine of commerce, aviation and industry linking the city West Edinburgh and beyond, and advocating mixed use development connecting existing and new communities.

b) the proposal would preserve or enhance the setting of the nearby neighbouring listed buildings and historic environment;

The site is within close proximity Category B Listed Ingliston House Lodge and Gatepiers (Ref: LB27443) and C Listed No. 6 Glasgow Road (Ref: LB27236) and No. 8 Glasgow Road (Ref: LB27252).

The proposal will be assessed 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.

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 need to demonstrate a high-quality design and the suitability of the proposed layout, height, mass and scale in this prominent location and comply with all relevant design policies within the LDP, as well as guidance where applicable e.g., Edinburgh Design Guidance. An assessment of the impact on views and surrounding landscape will be required. Views will be an important consideration in respect of the proposed height and massing.

The relationship with existing and potential future adjacent uses will need to be considered, including the wider RHS masterplan and Edinburgh Airport. 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.

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. Connectivity to the wider area, public transport, access and parking arrangements will be assessed. 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;
- Landscape and Visual Impact Assessment;
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Information;
- Ecology information;
- Tree Survey and Tree Protection Plan;
- 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

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 a dedicated project website which allows for engagement and will be live for at least 21 days.

To enable an exchange of views between the applicant, the local community, key stakeholders and the general public, it is the applicant's intention to hold two public consultation events in the form of online exhibitions. The first public consultation event will take place on Tuesday 5 April 2022 between 3.00pm and 7.00pm.

The online events will be advertised in the Edinburgh Evening News at least 7 days beforehand.

The applicant has also confirmed that leaflets/posters advertising the public events will be distributed to neighbouring properties/public areas, including dwellings in Middle Norton, Ingliston Road and Glasgow Road.

The applicant notes in the PAN application form that Ratho District Community Council received notification of the PAN. The applicant has confirmed that a copy has been sent to CEC Almond Ward Councillors Graham Hutchison, Kevin Lang, Norman Work and Louise Young on 16th February 2022.

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

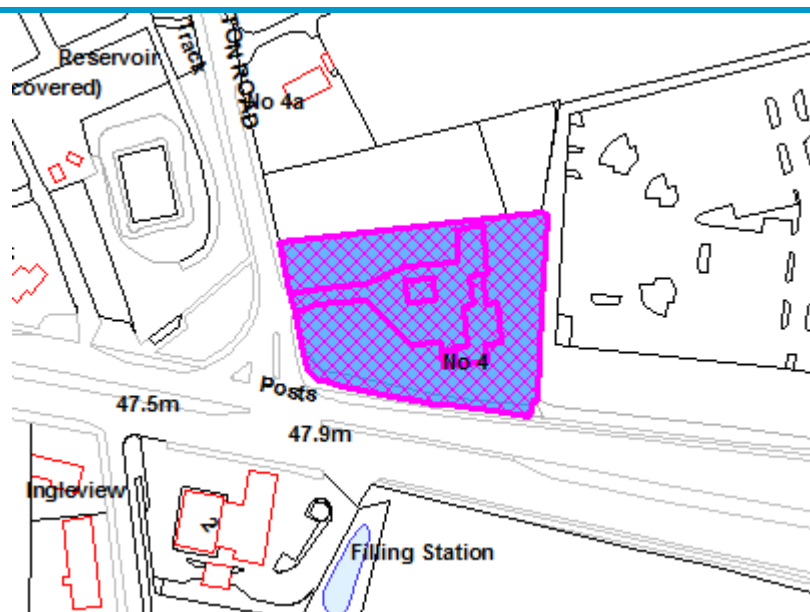
Background reading/external references

- 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](#)

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Sonia Macdonald, Planning Officer
E-mail: sonia.macdonald@edinburgh.gov.uk Tel:0131 529 4279

Location Plan



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END