

Development Management Sub Committee

Wednesday 17 August 2022

Report for forthcoming application by

The Board of Trustees of The National Galleries of Scotland. for Proposal of Application Notice

22/02899/PAN

at land 93 metres west of Madelvic House, Granton Park Avenue, Edinburgh.

The development of a sector-leading national centre for the care, conservation, research, storage and distribution of Scotlands collection of artworks,. visitor and community-led spaces, active public realm spaces (including potential pop-up café use) and bio-diverse landscaping, new/improved access, parking and all other associated works.

Item number

Report number

Wards

B04 - Forth

Summary

The purpose of this report is to inform the Development Management Sub-Committee of forthcoming planning applications for the development of a sector-leading national centre for the care, conservation, research, storage and distribution of Scotlands collection of artworks, visitor and community-led spaces, active public realm spaces (including potential pop-up café use) and bio-diverse landscaping, new/improved access, parking and all other associated works.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (application number - 22/02899/PAN) on 13 June 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 area of the site is approximately 4.5 Hectares and lies to the south of Waterfront Avenue. The site is relatively flat and undeveloped; Waterfront Avenue is set down at a lower level than the site. There is an embankment which runs along the southern site boundary fronting Waterfront Avenue.

The site lies to the north of the residential areas of Granton. Lidl and B&M stores form the southern edge of the site. Further west is Morrisons and the Granton campus of Edinburgh College. To the north lies former industrial land which has recently been redeveloped for housing.

Existing storage buildings for the National Museums Scotland and the National Galleries of Scotland lie to the south west of the site, with United Wire and the vacant Grade B listed former Madelvic Car Factory to the east. Further along Waterfront Avenue to the west on the opposite side of the road is Caroline Park House and grounds which are category A listed. The category B listed Granton Gasholder is further west and is clearly visible in the skyline along Waterfront Avenue looking west.

The site has a site-specific Place Brief to guide development of the site, and the Granton Waterfront Development Framework covers the site which outlines the vision, high level strategies and design principles to guide development of the wider Granton Waterfront.

2.2 Site History

28 February 2001 - Outline planning permission granted for mixed use development (including retail, food and drink, public house, residential, education, business, leisure/assembly/hotel, open space, and associated landscaping) (as amended) (application reference: 00/01169/OUT). Masterplan partly implemented; permission now lapsed.

History of nearby sites

18 July 2013 - PAN approved for proposed residential development of 194 units at the former production block, Madelvic House (application reference: 13/02605/PAN)

23 January 2017 - Planning permission granted for the conversion and upgrade of existing offices to community facilities at Madelvic House, including ancillary cafe. Change of use from class 2 to class 10 with ancillary class 3 use. Internal alterations and to reinstate openings to the rear of the building (application ref: 16/06013/FUL)

1 February 2017 - Listed Building consent granted for conversion and upgrade of existing offices to community facilities at Madelvic House, including ancillary cafe. Change of use from class 2 to class 10 with ancillary class 3 use. Internal alterations and to reinstate openings to the rear of the building (application reference: 16/05948/LBC)

15 June 2017 - Proposed new community garden at former production block, Madelvic House granted for five years (application reference: 17/01717/FUL)

17th May 2021 - PAN approved for residential and commercial development on land south east of Waterfront Avenue to west of diagonal (application reference: 21/02412/PAN)

10 March 2022 - Mixed use development on land to west of diagonal for 75 residential units and three commercial units granted (application reference: 21/04049/FUL)

26th November 2021 - PAN approved for proposed phase 4 residential development at Waterfront Avenue with associated infrastructure and landscape west of Saltire Street (application reference: 21/05960/PAN).

Main report

3.1 Description of the Proposal

The forthcoming detailed planning application is for a sector-leading national centre for the care, conservation, research, storage and distribution of Scotlands collection of artworks. It is proposed that it will include visitor and community-led spaces and will aim to maximise public access and facilitate a programme of education and outreach programmes. This will make full use of benefits including active public realm spaces (including potential pop-up café use) and bio-diverse landscaping, new/improved access, parking and all other associated works.

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 in the urban area within Edinburgh Waterfront: Central Development Area (EW 2b) in the Edinburgh Local Development Plan (LDP).

The site is indicated as an area for cultural use or housing led regeneration. Proposals will be expected to include the following:

- encourage the enhancement of employment and a 'destination' through existing and new commercial, cultural, tourist and retail opportunities.
- complete the approved street layout and perimeter block urban form and
- provide a strategic flood risk assessment.

As this forms part of the wider Waterfront area, LDP Policy Del 3 (Edinburgh Waterfront) will be of relevance to the assessment of the site. This policy states that planning permission will be granted for development which maximises the development potential of the area, creates a series of mixed use sustainable neighbourhoods, provides a mix of house types, sizes and affordability, and provides open space to meet the needs of the local community, create local identity and a sense of place, provide local retail facilities and leisure and tourism attractions, transport measures including a contribution to the proposed tram network and other public transport improvements, and the provision of a network of paths for pedestrians and cyclists.

Proposals should accord with the approved 'Granton Waterfront Development Framework' (GWDF) principles (February 2020). The site falls within the area 'The Link' and is described as 'A Cultural landscape and making space reconnecting neighbourhoods. Linking existing routes and sites to maximise connections and views to the city and waterfront. Infilling gap sites, highlighting existing assets and creating new active street frontages.'

The site is shown as 'The Artworks' for the National Galleries of Scotland (NGS), including a new cultural plaza along the existing diagonal path/cycleway at the key junction between proposed new NGS site and the National Museum Scotland (NMS) facilities. Development should promote culture and learning strategies, partnership working, green routes, views and connections, and opportunities for creative industry.

The 'Granton National Collections Facility Place Brief' was approved on 1st May 2016. The development of this site by National Galleries Scotland for the purpose of a National Collection Facility is supported. An indicative building footprint is shown as well as a designed public space which should be created between the NCF building and the existing cycle/footpath known as The Walk.

b) the proposal would preserve or enhance the setting of the nearby listed building

The site is adjacent to two category B listed buildings: the production block and administration Block, Madelvic Car Factory. In the wider townscape the proposed development has potential to affect the setting of listed buildings at Caroline Park House and grounds, and the Granton Gasholder. The proposal will be assessed in relation to Sections 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) Design, Scale and Layout

The Granton National Collections Facility Place Brief (2016) identifies design and placemaking criteria to guide development proposals on the main site. Consideration is also given to the wider development area to promote good placemaking beyond the site boundary.

The 'Granton Waterfront Development Framework' sets out a number of design principles applicable to the site, including locations of primary and secondary frontages. The framework states that this area site should offer opportunities for creative and cultural workspace combined with residential flatted development. Gap sites should be in-filled to create density, active frontages and activity within this area. A cultural plaza is to be formed along the existing diagonal path/cycleway at the key junction between the proposed new NGS and NMS facilities. New pedestrian/ cycle routes are indicated through the site. Heights are to be developed but indicatively 3-5 (domestic height) storey blocks (4-storey average) with some 6 storey at key locations are identified.

Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance.

d) Access arrangements in terms of road safety and public transport accessibility

The proposal shall have regards to LDP transport policies and Edinburgh 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.

The LDP Proposals Map contains the tram route safeguard along Waterfront Avenue and running close to the west of the diagonal pedestrian/ cycle path. A new tram stop is proposed to the north at Saltire Square. Primary and secondary proposed active travel routes run through or close to the site.

e) Other Environmental Factors

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.

There are a number of existing trees on the site.

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

In order to support the application, the following documents should be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Heritage statement;
- Archaeological information;
- Flood Risk Assessment and Surface Water Management Plan;
- Sustainability Report and S1 Form;
- Daylighting, privacy and Overshadowing information;
- Tree Survey;
- Phase 1 Site Investigation Report;
- Noise Impact Assessment;
- Air quality Assessment; and
- Phase 1 Habitat and Protected Species Survey.

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

The Proposal of Application Notice (reference: 22/02348/PAN) outlined a first Public in person drop in event on Monday 6 June 2022 (between 3pm - 7pm) at Edinburgh College (Granton Campus), and an online drop-in question & answer session on Tuesday 7 June 2022 (between 5pm - 7pm). A public notice advertising the first event was placed in the Edinburgh Evening News at least 7 days prior to the 1st event i.e., on or before 30 May 2022.

Postal invites to the 1st and 2nd events were issued to: Granton and District Community Council, West Pilton/West Granton Community Council, Councillor Cammy Day, Councillor Sanne Dijkstra-Downie, Councillor Stuart Dobbin and Councillor Kayleigh O'Neill, Deirdre Brock MP, Ben Macpherson MSP, Jeremy Balfour MSP, Sarah Boyack MSP, Miles Briggs MSP, Foysoi Choudhury MSP, Alison Johnstone MSP, Lorna Slater MSP and Sue Webber MSP.

Local residents and businesses surrounding the application site, were notified of the events at least a week before. Posters advertising the events will also be distributed to places in the local area where people congregate e.g. local libraries, shops, community centres etc.

The first public event took place on 6th June 2022 3pm-7pm at Edinburgh College (Granton Campus) and an online drop in question-and-answer session on 7th June 2022 5-7pm.

A second consultation event will take place (date/ time to be confirmed) to present more detailed proposals for the site following receipt and evaluation of feedback from the first event. This will comprise an in person drop-in exhibition and an online drop-in question and answer session.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

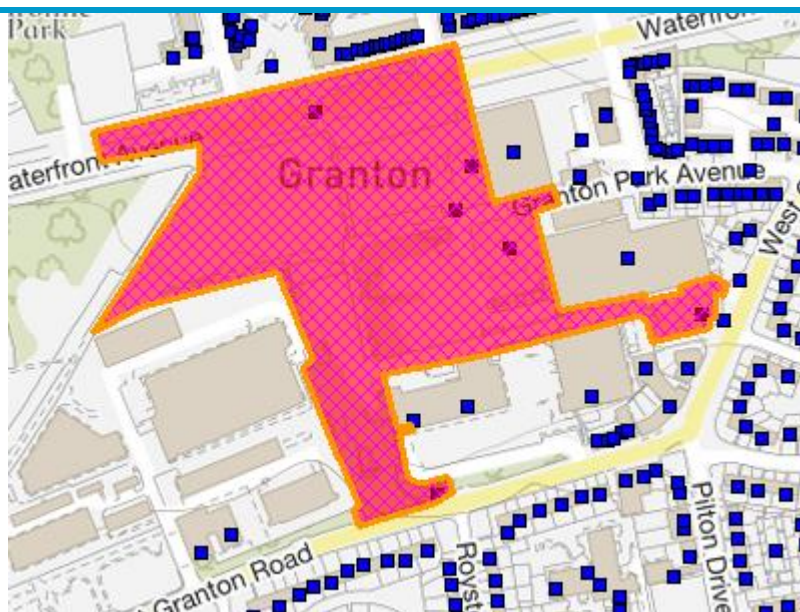
Background reading/external references

- 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](#)

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Location Plan



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