

Development Management Sub Committee

report returning to Committee - Wednesday 17 August 2022

Application for Planning Permission 22/00982/FUL at 11 Stafford Street, New Town, Edinburgh. Change of Use from Class 4 (Offices) to Class 7 (Hotel).

Item number

Report number

Wards

B11 - City Centre

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

This application was considered at Committee on 29 June 2022. Committee resolved to grant planning permission subject to the conditions and informatives outlined in the report of handling and an additional condition requiring cycle parking. Due to the nature of the proposal and its location there should also be a tram contribution for a 15 bed hotel, as per the LDP contributions policy. This information was omitted from the previous report.

This returning report sets out information in relation to this request.

Main report

Transport Contributions

LDP Policy Del 1 requires contributions from any development if it will have a net impact on infrastructure capacity and it will be necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure.

The proposed site is adjacent to the operational Edinburgh Tram.

Transport has indicated that developer contributions are required for this application. A contribution net sum of £35,625 (based on existing 334m² GFA office (£26,446) and proposed 15 bed hotel (£62,071) in Zone 1) to the Edinburgh Tram in line with the approved Tram Line Developer Contributions report. The sum is to be indexed as appropriate and the use period to be 10 years from date of payment.

It is recommended that this be secured through a legal agreement.

Conclusion

Overall, the proposals comply with the development plan and non-statutory guidance. The proposed use is appropriate in this location, the proposals will preserve the character of the conservation area and there will be no adverse impact on the setting of the listed building, there are no transport issues. There will be adverse impact on residential amenity. There are no other material considerations to outweigh this conclusion.

Links

Policies and guidance for this application

LDPP, LEN04, LEN06, LDES01, LDES05, LDES12, LHOU07, LEMP10, LEMP09, LTRA02, LTRA03, LDEL02, LDEL01, NSG, NSBUS, NSLBCA, OTH, CRPNEW,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=R8254PEWJT800>

Or Council Papers online

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