

# Development Management Sub Committee

**Wednesday 4 December 2019**

**Report for forthcoming application by**

**The Ross Development Trust. for Proposal of Application Notice**

**19/05115/PAN**

**At West Princes Street Gardens, Princes Street, Edinburgh. Demolition of the existing Ross Theatre and removal of associated terraced viewing area and their replacement with a new event pavilion building and amphitheatre. Creation of a Welcome Centre comprising, café (Class 3), event spaces and associated facilities. Creation of a new Family Area comprising an upgraded play area, event space, café (Class 3) and toilets. Introduction of a new footpath network, landscape works and replacement and enhancement of the existing pedestrian and service bridges. A new access road from Kings Stables Road to service West Princes Street Gardens and all associated development.**

**Item number**

**Report number**

**Wards**

B11 - City Centre

## Summary

---

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the replacement of the existing Ross Bandstand with a new event pavilion building and amphitheatre. The proposal will also include a new welcome centre comprising a cafe, event spaces and associated facilities, a new family area with play area, event space and cafe, and the introduction of a new footpath network and landscaping works. Replacement of the existing pedestrian and service bridges is also proposed, along with a new access road from Kings Stables Road to service the new development.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 23 October 2019 (19/05115/PAN).

## 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 site is located in West Princes Street Gardens, a Council owned park located to the south of Princes Street and west of the Mound. St Cuthbert's Church is located along the western boundary of the site. The site boundary extends southwards to include the two existing bridges over the railway line and the existing access road from King's Stables Road, with Edinburgh Castle located beyond. The existing Ross Bandstand is located within the centre of the site.

The site comprises a number of listed buildings, structures and monuments:

- The Category A listed Ross Fountain (Listed building reference: LB27911).
- The Category B listed West Princes Street Gardens Police Box (Listed building reference: LB48252).
- The Category B listed West Princes Street Gardens, Sir James Young Simpson Monument (Listed building reference: LB27876).
- The Category B listed West Princes Street Gardens, Thomas Guthrie Monument (Listed building reference: LB27858).
- The Category B listed West Princes Street Gardens, Scottish American Memorial (Listed building reference: LB27874).
- The Category B listed West Princes Street Gardens, Royal Scots Memorial (Listed building reference: LB48253).
- The Category B listed West Princes Street Gardens, Statutory Group (Listed building reference: LB27888).
- The Category B listed West Princes Street Gardens, Shelters (Listed building reference: LB48254).
- The Category A listed West Princes Street Gardens, Robert Louis Stevenson Memorial (Listed building reference: LB48255).
- The Category C listed West Princes Street Gardens, The Cottage (Listed building reference: LB29525).
- The Category B listed Princes Street Gardens, Royal Scots Greys Monument (Listed building reference: LB27872).
- The Category A listed West Princes Street Gardens, Allan Ramsay Monument (Listed building reference: LB27870).
- The site also sits to the north of the A listed Edinburgh Castle (listed building reference: LB28010).

The majority of the site is located within the New Town Conservation Area and part of the site providing access to the south is located within the Old Town Conservation Area. The site is wholly located within the Old and New Towns of Edinburgh World Heritage Site, the Historic Garden Designed Landscape Inventory Site New Town Gardens and Dean, Special Landscape Area Princes Street Gardens; and a Local Nature Conservation Site. The proposed southern access into the site is located within the Special Landscape Area Castle Rock, the Scheduled Ancient Monument Edinburgh Castle, and the International and National Natural Heritage Designation SSSI.

## **2.2 Site History**

There is one application relevant to the Ross Bandstand (located in the centre of the Gardens):

24 June 1999 - Replace box offices (application reference number: 99/01461/CEC) - Granted.

There are two applications relevant to the Ross Fountain (located in the west part of the Gardens):

9 March 2017 - Dismantle existing fountain and repair as necessary and then re-assemble the fountain in its original position. Reinstate hoop-topped railings (application reference number: 16/06377/LBC) - Granted.

25 July 2017 - Proposed piling and underground access chamber to Ross Fountain. Above ground works are limited to 2 no. access manholes, 2 no. vent ducts, and 1 no. control pillar. Listed building consent has already been granted for the renewal of the fountain and surrounding features (application reference number: 17/01522/FUL) - Granted.

There is one application relevant to the Cottage (located in the east part of the Gardens):

16 February 2017 - Relocate existing boiler flue terminal on roof of North Elevation; new kitchen extract. Alterations to internal walls to expose fireplaces, internal entrance door glazing to be replaced + new flooring internally (application reference number: 16/06263/LBC) - Granted.

Other relevant application:

16 September 2013 - Erection of a bronze statue and interpretation panel on a masonry base with accompanying landscaping (application reference number: 13/02699/FUL) - Granted.

An architectural competition for the Ross Bandstand was completed in August 2017.

## Main report

---

### 3.1 Description of the Proposal

An application for detailed planning permission will be submitted for the replacement of the existing Ross Bandstand with a new event pavilion building and amphitheatre. The proposal will also include a new welcome centre comprising a cafe, event spaces and associated facilities, a new family area with play area, event space and cafe, and the introduction of a new footpath network and landscaping works. Replacement of the existing pedestrian and service bridges is also proposed, along with a new access road from King's Stables Road to service the new development.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

**a) The proposed development will have a serious detriment on the character and setting of any listed buildings and structures;**

The site contains and is located close to several listed buildings and structures. The impact of the proposed development on each of their setting and character will be considered 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.

**b) The proposal will preserve and enhance the character and appearance of the Old Town and New Town Conservation Areas;**

This key consideration includes both the physical development and use of the gardens and new facilities (including their management) on the character and appearance of the New Town Conservation Area. This will be assessed in relation to Section 64 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. Conservation Area Consent will be required for the demolition of the existing Ross Bandstand.

**c) The principle of the development is acceptable in this location;**

The acceptability of the proposed uses and potential intensification of the existing uses in this location is a key consideration. The site is located in the City Centre, as defined in the Edinburgh Local Development Plan. The Plan supports development within this location which maintains and enhances the character, attractiveness, vitality and accessibility of the city centre.

The site is also covered by the 2007 City Centre Princes Street Development Framework. The purpose of this Framework is to set out development principles to guide and co-ordinate development and investment in the city centre. The long term aspiration of the Council is to sustain and enhance the city centre as the regional focus for shopping, entertainment, commercial leisure and tourism related activities and encourage the development of the highest quality. The Framework emphasises the strong connection between Princes Street and the Ross Bandstand and associated entertainment in the gardens. It refers to a new cultural quarter which could house a green room for the new band stand, further enhancing the character of the area.

**d) The proposals will have no adverse impact upon the Outstanding Universal Value of the World Heritage Site;**

Chapter 4 of the 2011-2016 Management Plan sets out an interpretation of the key attributes of the Outstanding Universal Value which are further explained in Appendix D.3 of the 2017-2022 Management Plan. The Management Plan recognises the importance of the topography in shaping the townscape and key views both out and into the World Heritage Site. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

**e) The design, scale, layout and materials are acceptable within the character of the area and contribute to a sense of place;**

A key consideration is ensuring integration with the existing landscape and townscape from key views and approaches. The proposal will be considered against the provisions of the Edinburgh Local Development Plan and Edinburgh Design Guidance. A Design and Access Statement will be required to accompany the application.

**f) The proposal is not detrimental to the amenity of neighbours;**

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and non-statutory guidance. A noise impact assessment will be required in support of the application.

**g) Access arrangements are acceptable in terms of road safety and public transport accessibility;**

Pedestrian permeability and connectivity through the site and beyond, including improvements to the public realm is a key consideration. The proposal should have regard to the Council's parking standards, transport policies in the Edinburgh Local Development Plan and the requirements of the Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application to assess the effects of the proposal on local infrastructure and the accessibility of the site. Consideration also needs to be given to enabling safe and convenient pedestrian and cycle movement into and through the site, where appropriate.

## **h) There are any other environmental factors that require consideration;**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application the following documents will be submitted:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Noise Impact Assessment;
- Sustainability Statement;
- Landscape and Visual Impact Assessment;
- Archaeological Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Drainage Impact Assessment; and
- Site Investigation Report.

The application will require to submit an EIA Report.

### **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 are taking place on this application.

## 8.2 Publicity summary of representations and Community Council comments

Online consultation will run from 4 November 2019 to 1 December 2019, available through the Ross Development Trust and Quaich Project website. Eleven consultation events are proposed across the city. These are listed below:

- 
- Saturday 9 November 2019, 10.30 - 16:30 (Central Library)
  - Monday 11 November 2019, 13:00 - 19:30 (Central Library)
  - Tuesday 12 November 2019, 10.30 - 16:30 (Central Library)
  - Wednesday 13 November 2019, 13:00 - 19:30 (Central Library)
  - Thursday 14 November 2019, 10.30 - 16:30 (Central Library)
  - Friday 15 November 2019, 10.30 - 16:30 (Central Library)
  - Saturday 16 November 2019, 10.30 - 16:30 (Central Library)
  - Tuesday 19 November 2019, 13:00 - 19:30 (Morningside Library)
  - Wednesday 20 November 2019, 13:00 - 19:30 (Leith Library)
  - Thursday 21 November 2019, 13:00 - 19:30 (Portobello Community Centre)
  - Monday 25 November 2019, 10.30 - 16:30 (Drumbrae Library Hub)

Two further consultation events are proposed at the Central Library on Monday 24 February 2020 (10.30 - 16:30) and Tuesday 25 February 2020 (13:00 - 19:30).

The Old Town Community Council, New Town and Broughton Community Council, West End Community Council, Tollcross Community Council, City Centre Ward Councillors and the MSP for Edinburgh Central have been notified of the proposal.

In addition to the proposed consultation events, the Ross Development Trust will continue to engage with key stakeholders and organisations. The proposals were presented to the Edinburgh Urban Design Panel on 28 August 2019.

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](#)

### David R. Leslie

Chief Planning Officer

PLACE

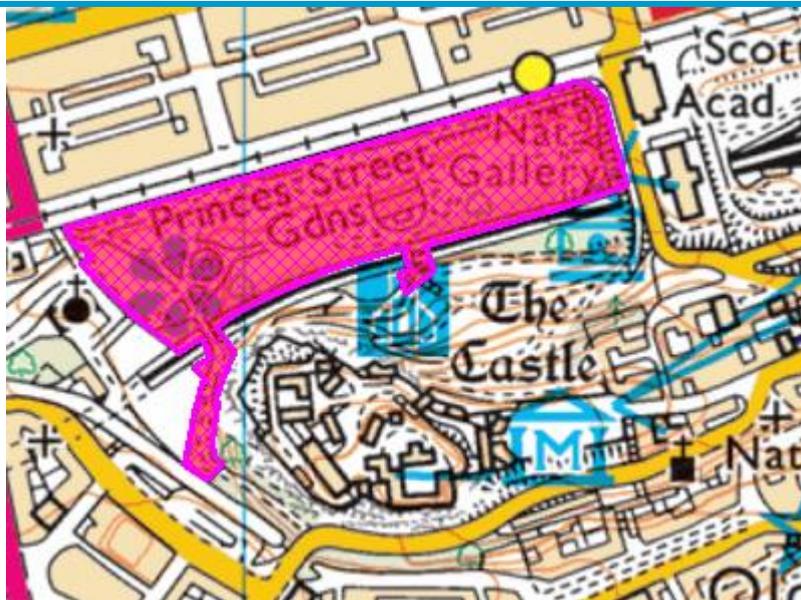
The City of Edinburgh Council

Contact: Emma Fitzgerald, Senior Planning Officer

E-mail:emma.fitzgerald@edinburgh.gov.uk Tel: 0131 529 3794

## Location Plan

---



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

**END**