

Development Management Sub Committee

report returning to Committee - Wednesday 18 December 2019

Application for Planning Permission 17/04137/FUL at Corstorphine Hospital 136 Corstorphine Road Edinburgh.

Re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (as amended).

Item number

Report number

Wards

B06 - Corstorphine/Murrayfield

Recommendations

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

Background information

The Committee was minded to grant planning permission on 22 February 2019, subject to the conclusion of legal agreements within six months of this date to make financial contributions towards affordable housing, education and transport infrastructure.

An additional condition was applied on the Committee's request as follows:

"Prior to the commencement of development a revised landscaping scheme shall be submitted to the Planning Authority to explore a more sympathetic approach to the site and setting of the listed building and this shall include the provision of an improved access across the site. This matter shall be referred back to the Development Management Sub-Committee for approval."

Reason: In the interest of appropriate access across the site.

The Committee was concerned that the accessible route proposed in the original scheme was not sufficient in terms of inclusive mobility.

Negotiations are still being finalised on the Section 75 legal agreement.

Main report

Three schemes have been submitted for an accessible route across the site. Options 1 and 2 propose alternative configurations of a DDA compliant ramp on the central green space, whereas Option 3 proposes the retention of the central green space with improvements to the access route proposed in the original scheme.

Option 1: This scheme avoids need for handrails but is impractical, involving a 360-metre long path with 27 resting places. Also, significant earthworks would be required to cut the path into the hill and the existing steps historically used to access the lawn areas would have to be removed. This would have a detrimental impact on the green setting of the listed building, the outlook for many of the apartments and the provision of useable green space.

Option 2: This proposal would also avoid the need for handrails and the ramp is shorter in length than the ramp in Option 1. However, it is still long at 255 metres and has 27 resting places. Otherwise, the disbenefits are the same as for Option 1.

Option 3: This is similar to the route proposed in the original scheme and is relatively short, following the route used previously by the hospital and care home staff. This revised scheme proposes additional resting places and uses the principal accesses to the apartment blocks. Option 3 would preserve the setting of the listed building, maximise useable green space and preserve the historic stepped access to the lawned areas.

In conclusion, whilst Option 3 does not provide an accessible route through the centre of the site and has the steepest gradient of the three options, it is the best scheme in terms of preserving the landscape setting of the listed building and providing a practical and satisfactory accessible route. The landscaping scheme proposed in the application is therefore acceptable.

It is recommended that the Committee approves Option 3 of the accessible access proposals (drawing number 60, scheme dated 21 October 2019) and removes the requirement for the additional condition for a revised landscaping scheme.

Links

Policies and guidance for this application

LDPP, LHOU01, LHOU05, LEN04, LEN03, LDES01, LDES03, LDES04, LDES05, LDES06, LHOU03, LHOU04, LEN09, LEN12, LEN16, LEN21, LTRA02, LTRA03, LTRA04, LDEL01, NSG, NSLBCA, NSGD02, NSMDV,

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=OVX087EWMQN00>

Or [Council Papers online](#)

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Clare Macdonald, Senior Planning Officer

E-mail: clare.macdonald@edinburgh.gov.uk Tel: 0131 529 6121