

Development Management Sub Committee

Wednesday 19 February 2020

Report for forthcoming application by

Artisan Abbeyhill Ltd And Unite Group Plc. for Proposal of Application Notice

19/04860/PAN

**At 2 Abbey Lane, Edinburgh,
Residential and student accommodation development,
commercial/community uses, ancillary uses, associated
landscaping, parking and infrastructure.**

Item number

Report number

Wards

B14 - Craigentiny/Duddingston

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the demolition of the existing buildings on the site and the erection of a development comprising residential and student accommodation with ancillary commercial space at 2 Abbey Lane.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicant submitted a Proposal of Application Notice 19/04860/PAN on 10 October 2019.

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 development site is a 0.5 hectare area of land forming part of Abbeyhill Industrial Estate. The site is currently occupied by a multi-ridged building most recently comprising six commercial premises and an area of car parking. To the east is a recent residential development by Bellway Homes comprising flatted blocks of four to six storeys. To the north is a wide road junction onto Abbey Lane with the six storey Arc building beyond. Abbey Lane bounds the site to the west and slopes downward at this point providing vehicular and pedestrian access along Abbey Hill toward the city centre heading east and beneath the railway to Spring Gardens to the west.

The site was formerly part of a goods yard associated with the adjacent railway and as a result its topography is relatively flat.

The site is accessed from the north off Abbey Lane.

2.2 Site History

There is no relevant planning history for this site.

Adjacent Sites

28 June 2016 - Planning permission was granted for the demolition of existing units and erection of 139 new apartments at 4 Abbey Lane (application number: 16/00770/FUL).

Main report

3.1 Description Of The Proposal

An application for planning permission will be submitted for the demolition of the existing buildings on the site and the erection of a development comprising residential and student accommodation with ancillary commercial space at ground floor level.

No details have been submitted of number of units, type of housing, access, or design at this stage.

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 as designated by the Edinburgh Local Development Plan (LDP). Policy Hou 1 (Housing Development) of the LDP is supportive of housing development on suitable sites within the urban area, provided the proposals are compatible with other local plan policies.

The proposal will also be assessed in terms of Policy Hou 8 (Student Housing) and the Council's Non-statutory Guidance on Student Housing.

b) The design, scale and layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance;

The proposal will need to demonstrate high standards of design and utilise appropriate materials. The proposal should also have regard to the surrounding urban form. Daylight, sunlight and privacy, as well as usable amenity spaces should be provided. The proposal should also demonstrate how the amenity of future occupiers will be protected, particularly in relation to the railway.

The proposal will be considered against the Edinburgh Design Guidance (EDG) and local plan policies. A design and access statement will accompany the application.

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

The proposal should have regards to transport policies of the LDP and the EDG. Consideration should be given to the impact on traffic flows on local roads, access to public transport and improved pedestrian and cycle access. Transport information will be required to support the application.

d) 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 a detrimental impact on the environment, including:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement (to include key and local view assessment);
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Tree Survey;
- Sustainability Statement;
- Daylight, Sunlight and Privacy Assessment
- Noise and Vibration Impact Assessment; and
- Archaeological 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

The Proposal of Application Notice (reference: 19/04860/PAN) outlined two a public exhibitions to be held on 31 October 2019 and 5 December 2019 at Meadowbank Church Hall. Copies of the notice were also sent to:

- Craigentiny/Meadowbank Community Council;
- Old Town Community Council;
- Craigentiny/Duddingston Neighbourhood Partnership;
- Local ward members, and;
- Local MP and MSP.

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

8.2 Publicity summary of representations and Community Council comments

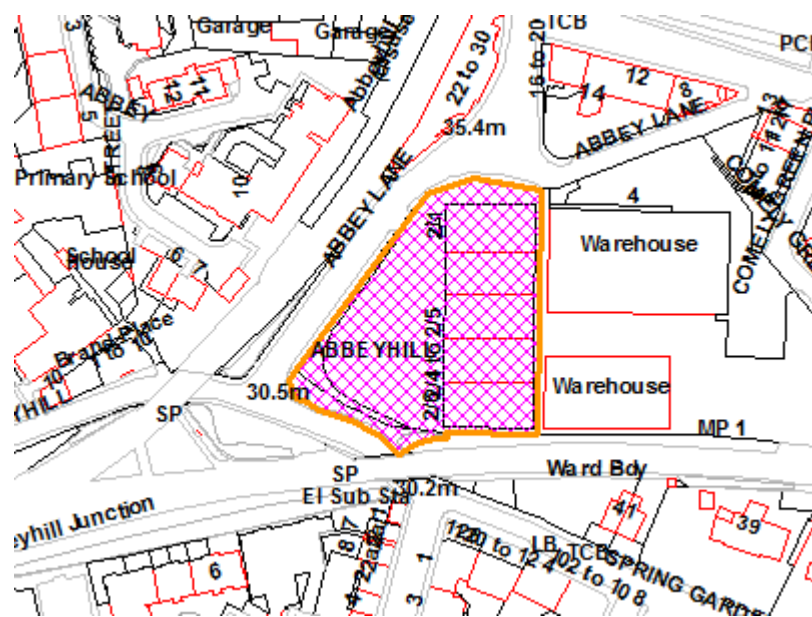
Background reading/external references

- 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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