

Development Management Sub Committee

Wednesday 18 March 2020

Report for forthcoming application by

**Artisan Edinburgh Corstorphine Ltd. for Proposal of
Application Notice**

20/00671/PAN

**at 23 - 27 Gylemuir Road, Edinburgh, EH12 7UB
Proposed erection of residential development with
associated landscaping , access and other ancillary works.
Residential development c.120 units.**

Item number

Report number

Wards

B06 - Corstorphine/Murrayfield

Summary

The purpose of this report is to inform the Development Management Sub Committee of a forthcoming application for full planning permission for the proposed erection of residential development with associated landscaping, access and other ancillary works.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 31st January 2020.

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

Located south of Gylemuir Road, the site is a vacant plot where a former care home was situated. The buildings on the site have now been demolished.

The surrounding area comprises of a mix of residential and commercial uses. To the north of the site lies Glasgow Road, with lower density housing beyond. To the east of the site lies a Tesco Store and its associated car park. Flatted residential development lies to the south of the site, along with flatted development and Gyle Park beyond to the west.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The Proposal of Application Notice identifies the proposed erection of residential development for approximately 120 units with associated landscaping, access and other ancillary works.

No further details of the proposals have been submitted at this stage.

3.2 Key Issues

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

a) The principle of development is acceptable in this location;

The site is located within the Urban Area as identified in the Edinburgh Local Development Plan (LDP). The site must be assessed against all relevant policies within the LDP including Policy Hou 1 which sets out criteria for considering the suitability of sites for housing.

b) The design and layout are acceptable with the character of this area, and does the proposal comply with the Edinburgh Design Guidance;

The proposed design detail and form of application are unknown at this stage. Matters relating to the site context, detailed design and layout would need to be considered as part of the application process. Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance.

c) The proposed access arrangements, connectivity and parking levels are acceptable;

The proposals should have regard to transport policies of the LDP. Transport information will be required to support the application with level of detail required being established through the pre-application process.

The requirements of the Council's 2017 Parking Standards will also be applicable.

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. In order to support the application, the following documents will be required:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement
- Transport Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Archaeology Assessment;
- Tree Survey.

The proposals will be required to be screened under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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 (application reference number: 20/00671/PAN) outlined arrangements for two public consultation events to take place at the Corstorphine Hub, 191 St Johns Road, Edinburgh, EH12 7SL on 26th February 2020 and 25th March 2020 at 1pm until 8pm.

The events have been advertised in the Edinburgh Evening News at least seven days before the first event. Key stakeholders and other local groups have been invited directly by email.

Christine Jardine MP, Alex-Cole Hamilton MSP, along with ward members for Ward 6 Corstorphine, Ward 3 Drum Brae, and the Corstorphine Community Council have been issued with a copy of the Proposal of Application Notice.

An exhibition board will be displayed in the local Tesco on Meadow Place Road with details of dedicated website.

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](#)

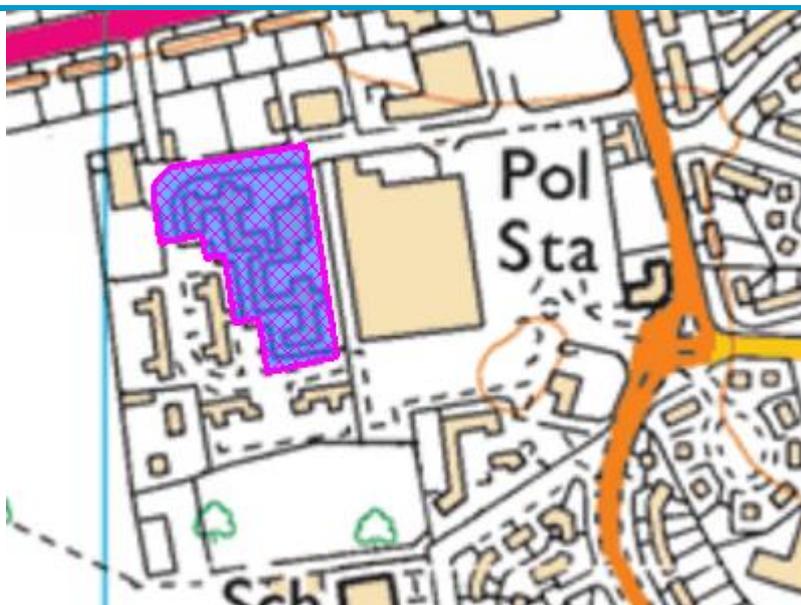
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Location Plan



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