

Development Management Sub Committee

report returning to Committee - Wednesday 18 March 2020

Application for Planning Permission in Principle 17/02227/PPP

At 2 Dewar Place, Edinburgh, EH3 8ED

PPP for hotel(s) (Class 7), office (Class 4), retail (Class 1), restaurant(s) (Class 3), pedestrian deck, bridge link + accesses from Western Approach Road, Dewar Place + Canning Street; detailed approval for siting, maximum height & limits of deviation of proposed buildings, partial demolition,+ refurbishment of façade of former electricity station (as amended).

Item number

Report number

Wards

B11 - City Centre

Recommendations

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

Background information

The Development Management Sub-Committee determined that it was minded to approve this application on 27 March 2018 subject to a legal agreement being concluded within six months.

Under the Scheme of Delegation, the Chief Planning Officer has delegated powers to extend the six month period for concluding a legal agreement to nine months, provided meaningful progress is being achieved. This delegated power was used to extend the period for concluding the legal agreement in this case. However, the nine month period has now been exceeded and therefore the matter requires to be returned to Committee for a decision.

Main report

There are no new material planning considerations which affect the Development Management Sub-Committee original decision on 27 March 2018 that it was minded to approve this application subject to a legal agreement first being concluded to secure necessary infrastructure requirements.

Conclusion of the legal agreement process has been delayed due to various title issues at the site due to its historic nature and utility company ownership. A title reorganisation process has now been completed by Scottish Power, and meaningful progress has been achieved in negotiating the terms of the legal agreement. It is considered that a further 3 month extension to the period to conclude the legal agreement will enable the planning permission to be released for this application.

Links

Policies and guidance for this application

LDPP, LDEL02, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES11, LEMP01, LEMP10, LEN01, LEN02, LEN03, LEN04, LEN05, LEN06, LEN07, LEN16, LEN20, LEN21, LEN22, LRET01, LRET02, LRET07, LTRA01, LTRA02, LTRA08, LDEL01, NSG, NSGD02, NSESBB, NSGSTR, NSDCAH, NSLBCA, NSMDV, CRPNEW, CRPWEN,

A copy of the original and previous returning Committee reports can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OQ4YYAEWL6000>

Or [Council Papers online](#)

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Carla Parkes, Senior Planning Officer
E-mail: carla.parkes@edinburgh.gov.uk Tel: 0131 529 3925