

Development Management Sub Committee

Wednesday 20 May 2020

Report for forthcoming application by

Parabola Edinburgh Ltd. for Proposal of Application Notice

20/00260/PAN

at Land Adjacent to Lochside Way, Edinburgh

Development of southern phase of Edinburgh Park to comprise mix of uses including residential (class 9 houses and sui generis flats), student accommodation and serviced apartments (sui generis), offices (class 4), hotel (class 7), creche (class 10), leisure (class 11), ancillary class 1/class 2/class 3 and sui generis public house, car parking, landscaping, roads, access and associated works.

Item number

Report number

Wards

B03 - Drum Brae/Gyle

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at Land at Edinburgh Park, adjacent to Lochside Way, Edinburgh for a mixed-use 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 (20/00260/PAN) on 17 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

Edinburgh Park is located in West Edinburgh, approximately four miles from the City Centre and two miles from Edinburgh Airport. The site is 14.3 ha in area. The City Bypass lies directly to the west, with East of Milburn beyond, and the South Gyle Business Park lies to the east. The Glasgow to Edinburgh railway line runs along the southern edge of the site, with Hermiston Retail Park beyond and Edinburgh Park Station situated to the south east. The Edinburgh tram line runs through the site on a north/south axis, this crossing the railway via an overbridge.

The application site also includes land to the east, this situated between the Premier Inn and the electricity sub-station.

The site is vacant apart from hardstanding used for parking.

Vehicular and pedestrian access to the site is from Lochside Court and Lochside Way to the east and Lochside Avenue on the west. The site is served by two tram stops including Edinburgh Park Central and Edinburgh Park Station. A spur off Lochside Avenue heads east from a mini roundabout on Lochside Avenue towards the southern boundary of the site. Two sets of barriers are located on Lochside Avenue to the north and east of the Lochside Avenue mini roundabout.

Core paths and cycle routes 7 and 13 run close to the site, with a core path running to the south west via an underpass beneath the City Bypass.

The partly culverted Gogar Burn runs through the site.

The site was formerly subject to height restrictions associated with operations at Edinburgh Airport and the Civil Aviation Authority (CAA). The former emergency runway at Edinburgh Airport has recently been closed and as a result the height limit over the southern part of the site may increase.

2.2 Site History

11 April 2003 - Planning permission granted by Scottish Ministers for the Southern Phase of Edinburgh Park to develop offices and other business use, hotel and supporting facilities with associated road works and car parking (application reference: 99/02295/OUT).

12 October 2009 - Application granted under section 42 of the Town and Country Planning (Scotland) Act 1997 to vary the terms of condition 1 of planning permission 99/02295/OUT by extending the time period by 10 years (application reference: 09/00430/FUL).

A series of applications were submitted and approved between 2003 and 2011 but are not relevant to the current proposals.

11 August 2016 - Planning permission granted for erection of five storey extension adjacent to the existing hotel to provide 80 additional bedrooms, A/C compound, single storey extension to restaurant and associated reconfiguration and extension of car park and external landscaping (application reference: 16/02265/FUL).

17 March 2017 - Application submitted under section 42 to vary the terms of planning permission 09/00430/FUL, to permit office development up to 102,190sqm gross and hotel development up to 6,479sqm gross (as amended) (application reference: 17/01210/FUL). Application not determined.

31 January 2019 - Planning permission was granted for new and upgraded road and infrastructure works with associated landscaping in Edinburgh Park Southern Phase (application reference: 17/04391/FUL).

31 January 2019 - Planning permission was granted for an application for matters specified in condition 5 of planning permission 09/00430/FUL (amended) reference 17/04341/AMC.

4 June 2019 - Proposal of Application Notice for the development of the Southern Phase of Edinburgh Park to comprise a mix of uses including residential (Class 9 houses and sui generis flats), student accommodation and serviced apartments (sui generis), offices (Class 4), hotel (Class 7), crèche (Class 10), leisure (Class 11), ancillary Class 1/ Class 2/ Class 3 and sui generis public house, car parking, landscaping, roads, access and associated works at land Adjacent To Lochside Way, Edinburgh (application reference 19/02776/PAN). The submission of this PAN follows an earlier consultation in respect of the site. This PAN reflects a new approach to the site to take forward a residential lead masterplan.

Main report

3.1 Description of the Proposal

The forthcoming application will be for full planning permission for the development of the southern phase of Edinburgh Park in the form of a residential led masterplan.

The proposal will comprise a mix of uses including a variety of residential unit types, including private rented sector and serviced apartments. A mix of size and type of dwellings are proposed potentially including flatted villa blocks around podium shared gardens, maisonette properties, and apartment blocks.

The proposal will also focus upon a hub around the Edinburgh Park Train station which may include some office development, a hotel, crèche, leisure facility and some ancillary Class 1, Class 2, Class 3 and sui generis uses such as a public house. Car parking, landscaping, roads, access and associated works will be included in the masterplan.

The submission of the PAN follows an earlier Proposal of Application Notice and consultation in respect of the site. This new PAN reflects the revised approach to an enlarged site to take forward a mixed-use residential lead masterplan to sit alongside the consented office scheme at Edinburgh Park now under construction.

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 having regard to the development plan;

The forthcoming masterplan should comply with the Local Development Plan vision for Edinburgh Park:

" To create a thriving business and residential community, well integrated with the rest of the city through good public transport, pedestrian and cycle connections, a more balanced mix of uses facilities and high-quality public realm and green spaces."

Policy Del 4 of the Local Development Plan applies and the application will be assessed against this.

b) The design, scale and layout are acceptable;

The application will be supported by a Design and Access Statement.

c) The proposal will impact upon highway safety and

The application will be supported by a Transport Assessment, the scope and study of which is still to be agreed. It is expected to take account of the following committed development:

- Edinburgh Park AMC development immediately to the north of the proposed development site;
- Edinburgh Airport (projected growth in passenger numbers);
- Edinburgh International Business Gateway;
- Residential developments at Cammo, West Craigs, East of Milburn Tower and Ratho Station;
- Fairview Mill (office, pub/restaurant and hotel);
- Turnhouse mixed industrial;
- RBS Gogarburn (projected increase in employee parking spaces) and
- RHASS Royal Highland Centre.

d) There are any other environmental factors that require consideration.

The applicant requested an EIA screening opinion on the previous PAN reference 19/02776/PAN and it was concluded that an EIA was not required. Following regulations, a new EIA screening opinion will be required for this revised proposal.

The site is largely undeveloped and consists of made up ground, likely associated with the building of the A720 City of Edinburgh by-pass.

The Gogar Burn enters a large culvert on the western boundary of the site and is culverted across the remainder of the site.

There are no statutory designated ecology sites within 2km of the site.

There is potential for prehistoric remains on the site as revealed by initial archaeological work carried out with phase 1 of Edinburgh Park.

The site is bound by the A720 by-pass and the railway line and lies in close proximity to the airport - a noise assessment will be required. In addition to this, a poultry farm lies to the west of the site so an odour and air quality assessment will be required.

The application will be supported by the following documents:

- Planning Policy Statement;
- Design and Access Statement;
- Sustainability Statement;
- Pre-application Consultation Report;
- Transport Assessment;
- Air Quality Impact Assessment;
- Landscape and Visual Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Habitat and Species Survey;
- Tree Survey;
- Noise Impact Assessment;
- Services and Infrastructure;
- Economic Appraisal;
- Site Investigation Report and
- Archaeology Report.

e) Any impacts on equalities or human rights are acceptable.

This will be assessed in detail through the application process.

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

On the 17 January 2020 the applicant served notice of the Proposal of Application Notice on the following parties;

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- Corstorphine Community Council
 - Sighthill Broomhouse and Parkhead Community Council
 - Ratho and District Community Council
 - Councillors, Aldridge, Bridgeman and Brown (Drumbrae/Gyle)
 - Councillors Dixon, Fullerton, Graczyk and Wilson (Sighthill/Gorgie Ward)
 - Councillors Hutchison, Lang, Work and Young (Almond Ward)
 - West, South West and Almond Neighbourhood Partnerships
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A public exhibition was held in the Novotel at Edinburgh Park, 15 Lochside Avenue on Thursday 27 February 2020 between 1pm and 7pm.

Background reading/external references

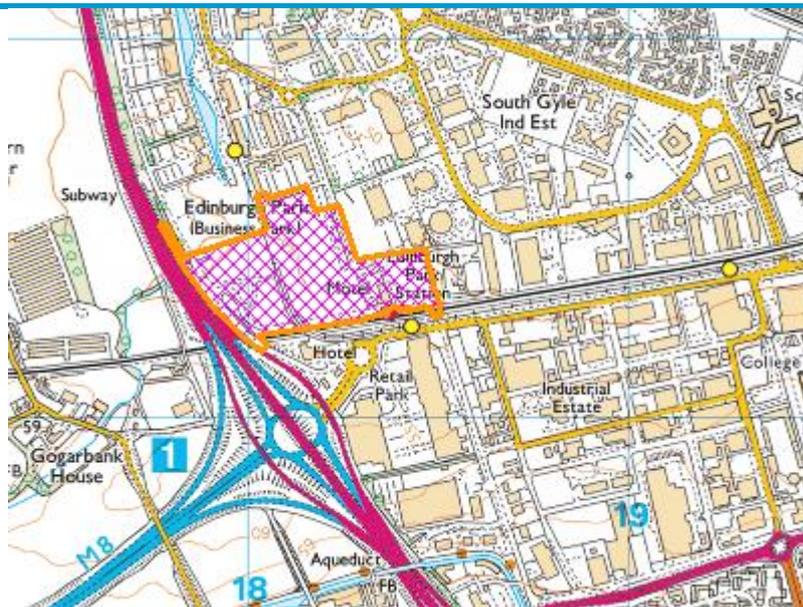
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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