

Development Management Sub Committee

Wednesday 29 July 2020

Report for forthcoming application by

**Aviva Life & Pensions UK Limited. for Proposal of
Application Notice**

20/02505/PAN

**at Rosebery House, 9 Haymarket Terrace, Edinburgh
Demolition of existing office building and erection of new
office development (Class 4) with associated ancillary
uses, public realm, landscaping and car parking.**

Item number

Report number

Wards

B11 - City Centre

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 Rosebery House and redevelopment forming a new office development (Class 4) with associated ancillary uses, public realm, landscaping and parking at Rosebery House, 9 Haymarket Terrace, Edinburgh. The proposal will be in the form of a major detailed planning application.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 20/02505/PAN on 22 June 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

The application site relates to an existing 6,000sqm office building located at 9 Haymarket Terrace in the Haymarket area of Edinburgh City Centre. The existing office is a 'Z' shaped office building with a small landscaped courtyard facing onto Haymarket Yards and servicing to the rear. To the north of the site is Haymarket Tram Stop with the tram line running to the north and continuing onto Haymarket Yards. To the east of the site is Haymarket Train Station. The surrounding area is predominantly commercial in nature.

2.2 Site History

No relevant site history.

Adjoining Land

8 April 2020 - A Proposal of Application Notice was submitted for the demolition of the existing Elgin House and redevelopment forming a mixed-use scheme including Classes 4 (Business), 7 (Hotel) and student accommodation at 20 Haymarket Yards, Edinburgh (planning reference: 20/01591/PAN).

Main report

3.1 Description Of The Proposal

The application is a Proposal of Application Notice of an application for planning permission for the proposed demolition and redevelopment of the site for a new office development (Class 4) with associated ancillary uses, public realm, landscaping and parking.

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 forms part of the City Centre area identified in the Edinburgh Local Development Plan (LDP) and as such policy Del 2 City Centre and the Edinburgh City Centre Development Principles must be considered. The policy supports proposals that enhance the character, attractiveness, vitality and accessibility of the city centre and contribute to its role as a strategic business and regional centre. The site will also be assessed against all other relevant policies within the LDP and the Edinburgh Design Guidance.

b) the proposal would preserve or enhance the setting of the nearby neighbouring buildings, conservation areas and World Heritage Site

The site is adjacent to the New Town Conservation Area and the Old and New Towns of Edinburgh World Heritage Site to the north and the A listed Haymarket Railway Station to the east. Development on the site has the potential to affect the character, appearance and setting of Edinburgh's built heritage and key views across the World Heritage Site. The proposal will be assessed in relation to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

c) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the design policies of the Local Development Plan.

The proposal will be assessed against all relevant design policies within the LDP as well as guidance where applicable e.g. Edinburgh Design Guidance. A design and access statement will be required to support the application as well as a daylight and overshadowing assessment for both the proposal and neighbouring properties. Views into and out of the city centre and local views will be an important consideration in respect of the proposed height and massing.

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

The proposal shall have regards to LDP transport policies and Edinburgh Street Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

e) Co-ordinated development

The proposal shall have regards to LDP policy Des 2 and seek to achieve a comprehensive redevelopment approach with adjoining land and integration with emerging active travel.

f) 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 an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;

- Sustainability Form S1;
- Daylight and overshadowing information;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information and
- Noise/air quality 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

Pre-application discussions with the planning authority are ongoing.

8.2 Publicity summary of representations and Community Council comments

The applicant's Proposal of Application Notice noted that there will be an online consultation in accordance with government guidance for the period of the Covid-19 emergency. The online consultation event is to be held in August 2020. A public notice is to be placed in the Edinburgh Evening News with a date to be confirmed.

The applicant has confirmed that West End and Gorgie/Dalry Community Council and local councillors received a copy of the Proposal of Application Notice on 22 June 2020.

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](#)

David R. Leslie

Chief Planning Officer

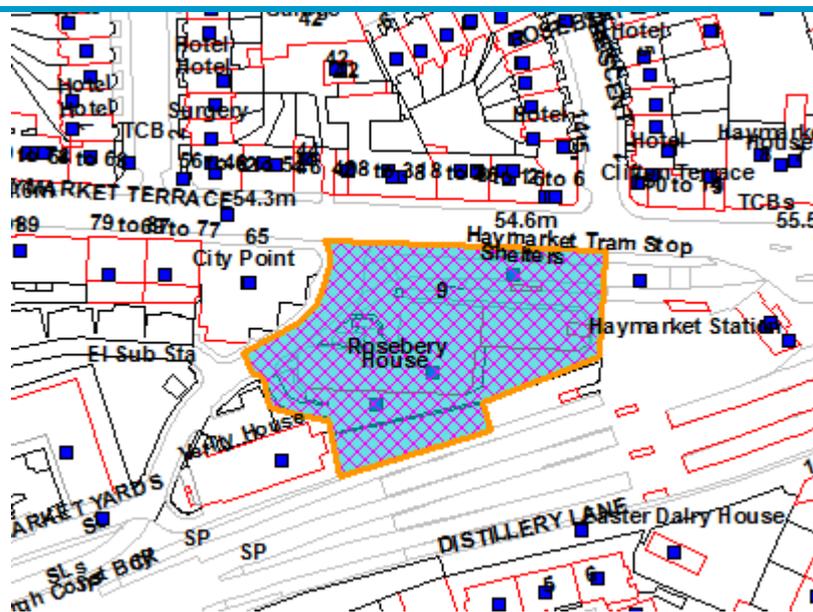
PLACE

The City of Edinburgh Council

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Location Plan



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