

Development Management Sub Committee

Wednesday 9 September 2020

Application for Planning Permission 19/05855/FUL at Meadowbank Stadium, 139 London Road, Edinburgh. Change of road location from London Road

Item number

Report number

Wards

B14 - Craightinny/Duddingston

Summary

The proposal is acceptable in principle and compatible with the redevelopment of the Meadowbank Sports Centre and its associated grounds. No trees other than those already approved for removal will be affected and it shall not prejudice the implementation of new roads and road network improvements. The proposal will not disturb sites of archaeological significance.

The proposal complies with Local Development Plan Policy Tra 10 and there are no material considerations which should outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LTRA10, NSG, NSGD02,

Report

Application for Planning Permission 19/05855/FUL at Meadowbank Stadium, 139 London Road, Edinburgh Change of road location from London Road

Recommendations

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

Background

2.1 Site description

The application site extends to 0.12 hectares and is located on the northern side of London Road within the redevelopment of the Meadowbank Sports Centre and its associated grounds. Land to the north and west is occupied by the ongoing construction of the replacement sports centre. The application site is bounded to the east by vacant ground which historically formed part of the sports centre. A telephone exchange sits to the south on the opposite side of London Road.

London Road is a four-lane public road with dedicated bus lanes and a principal thoroughfare to and from the city centre. A number of mature specimen trees punctuate the southern boundary of the replacement sports centre to the west of the application site.

2.2 Site History

11 December 2018 - Planning permission in principle granted for the proposed redevelopment of existing Sports Centre site to provide new Sports Centre facilities & redevelopment of surplus land for mixed uses including residential, student accommodation, hotel & commercial uses, together with car parking, landscaping, drainage and ancillary works (application reference: 18/00154/PPP)

11 December 2018 - Planning permission granted for the re-development of Meadowbank Sports Centre. The detailed proposals include the development of a new sports centre facility, including a new sports centre building with offices for Edinburgh Leisure, the retained athletics track, new spectator stand, sports pitches and floodlighting, with associated access, roads, car parking, landscaping and ancillary works (application reference: 18/00181/FUL)

10 February 2020 - Application for approval of matters specified in condition 1 of 18/00154 PPP was submitted for the proposed redevelopment of surplus land at Meadowbank Sports Centre with mixed uses including residential and commercial, together with roads, landscaping, drainage and ancillary works (application reference: 20/00618/AMC)

Relevant Adjacent Developments

10 November 2016 - Planning Permission in Principle was granted for the redevelopment of the adjacent St Margaret's House for up to 21,500 square metres of mixed-use development including residential, retail/commercial, hotel and student accommodation (application reference: 14/05174/PPP)

12 August 2020 - Matters Specified in Conditions application approved - Condition 2 (Reserved Matters) a) no. of residential units to be developed, b) no. of student housing bedrooms to be developed, f) location & extent of uses, g) layout design & heights, h) sustainability measures, i) drainage, j) waste management & recycling, k) noise protection measures, l) air quality mitigation, n) floor levels, o) lighting, p) landscaping q) masterplan framework and Condition 4 (Surface Water Management & Flood Risk Assessment) (application reference: 19/04557/AMC).

Main report

3.1 Description of the Proposal

Planning permission is sought for the relocation of the access to serve the redevelopment of the Meadowbank Sports Centre and its associated grounds. The proposed point of connection to London Road is approximately 15 metres west of the access road approved by the previous planning permission 18/00181/FUL.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle and will be compatible with the redevelopment of the Meadowbank Sports Centre and its associated grounds;
- b) it will prejudice the proposed new roads and road network improvements identified within the Local Development Plan;
- c) there are any other material planning considerations and
- d) the report has addressed matters raised by letters of representation and Community Councils.

a) Principle of the Development

Redevelopment of the Meadowbank Sports Centre and its associated grounds has been established by planning permission in principle 18/00154/PPP. Planning permission 18/00181/FUL granted a detailed design for the replacement sports centre and the approved access road would have connected to London Road approximately 15 metres to the east of this proposal. Construction of the replacement sports centre is ongoing.

Application 20/00618/AMC currently seeks consent for the approval of matters specified by condition 1 of planning permission in principle 18/00154/PPP. This condition relates to a masterplan in connection with the residential and commercial redevelopment of the sports centres associated grounds. The access road proposed under this approval of matters specified in condition application 20/00618/AMC matches the design of this proposal. A building illustrated by planning permission in principle 18/00154/PPP on the land to which this application relates no longer forms part of the redevelopment of the sports centres associated grounds.

The purpose of this full planning application, when the approval of matters specified in condition application 20/00618/AMC remains under consideration, is to ensure that an appropriate access road is timeously provided for the sports centre. This shall allow the sports centres facilities to be used in advance of a decision in respect of the redevelopment of its associated grounds.

The proposal is acceptable in principle and compatible with the redevelopment of the Meadowbank Sports Centre and its associated grounds.

b) Impact on New Roads and Road Network Improvements

Local Development Plan (LDP) Policy Tra 10 does not support development which would prejudice the implementation of new roads and road network improvements.

The proposal is located within the redevelopment of the sports centre and its associated grounds and London Road is not identified for any road network improvements. Transport Planning do not object to the proposal. They advise that whilst Road Construction Consent is not required as the proposal currently constitutes an access rather than a road as defined by the Roads (Scotland) Act 1984, it should still meet adoptable standards as it will ultimately serve the redevelopment of the sports centres associated grounds.

The application drawings indicate that the proposed access will be built in accordance with Section 56 of the Roads Scotland Act which will ensure flexibility to allow the future adoption of the access. This shall also ensure infrastructural consistency between this proposal, the sports centre and the redevelopment of its associated grounds. Any technical matters relating to the makeup of the sub base of the road is a matter for the Roads Construction Consent.

The proposal complies with LDP Policy Tra 10.

c) Other Material Planning Considerations

Trees and Landscaping

No further trees other than those already approved for removal by planning permission 18/00181/FUL will be affected. The proposal will, however, disrupt the landscaping approved by this planning permission. An informative is recommended so that landscaping consistency is achieved between this proposal, the sports centre and the redevelopment of its associated grounds.

Segregated Cycle Lane and Car Parking

There is no segregated cycle lane proposed and this was also the case for the access approved by planning permission 18/00181/FUL. A separate cycle lane for the sports centre and its associated grounds is to connect to London Road to the west of the application site and then cross the proposed vehicular access. This segregation of cycle and vehicular accesses will not be prejudiced by this proposal and the under-consideration application 20/00618/AMC seeks to safeguard this arrangement.

The proposal will see an increase to the number of car parking spaces to the south of the sports centre by four when compared to planning permission 18/00181/FUL. All will be accessible parking spaces, and this minor change to facilitate the proposal is acceptable.

Archaeology

The proposal will not have a detrimental impact on archaeological sites as it is located out with the areas of significance identified in connection with planning permission in principle 18/00154/PPP.

d) Letters of Representation and Community Councils

No letters of representation were received. The Craigentenny and Meadowbank Community Council objected to the proposal as consultees. Their reasons for objection focused on the provision of a segregated cycle lane and the loss of trees. These matters have been addressed in paragraph 3.3c) and were clarified with the Community Council prior to this recommendation.

3.3.1 Conclusion

The proposal is acceptable in principle and compatible with the redevelopment of the Meadowbank Sports Centre and its associated grounds. No trees other than those already approved for removal will be affected and it shall not prejudice the implementation of new roads and road network improvements. The proposal will not disturb sites of archaeological significance.

The proposal complies with Local Development Plan Policy Tra 10 and there are no material considerations which should outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

1. No conditions are attached to this consent.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. The applicant should note that the Council will not accept maintenance responsibility for underground water storage / attenuation.
5. The developer shall ensure that there is a consistency in approach of the landscaping details of the wider site as a result of the new access position.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

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

Neighbour notification was carried out on the 10 December 2019. The application appeared on the weekly list of the 16 December 2019. The statutory notification and consultation period expired on the 31 December 2019.

No letters of representation were received. The Craigentiny and Meadowbank Community Council objected to the proposal as consultees and a summary of their considerations is provided in paragraph 3.3d).

Background reading/external references

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

Statutory Development

Plan Provision

The application site is located in the Urban Area as identified by the Local Development Plan and the Meadowbank Sports Centre Open Space designation.

Date registered

10 December 2019

Drawing numbers/Scheme

01A, 02A, 03B, 04,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Tra 10 (New and Existing Roads) safeguards identified routes for new roads and road network improvements listed.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

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Consultations

City of Edinburgh Council Archaeology Service (11 December 2019) - No objection

Meadowbank Stadium occurs within an area of archaeological significance principally associated with the site of St Margaret's Well and the 19th century Locomotive Works. Both these sites are located out with the proposed new road alignment. Given this and the likely impacts caused in this location caused by the stadiums construction, it is considered unlikely that this scheme will have a significant archaeological impact. Accordingly, it has been concluded that there are no known archaeological implications regarding this application.

Craigentiny and Meadowbank Community Council (31 December 2019) - Object, however, confirmation provided to the Community Council that no further trees other than those already approved for removal by planning permission 18/00181/FUL will be affected

This letter offers comments on the above-mentioned application, the community council has commented that there is no provision for segregated cycle lane for the new road which is not in keeping with the work carried out by the sounding board for the rest of the site. It would have been beneficial for the road to have such infrastructure. It is also noted that there is no plan in place to mitigate what appears to be loss of trees (file: (PL901-Access Road_Existing) the document shows that five trees will be affected by the change.

If indeed the proposed plans would necessitate the further removal of trees above and beyond the previously agreed tree removal this would lead the community council to object to the proposal as it breaches Policy 20 of the Tree policies listed in the Edinburgh City Council website. If however, the plans did not necessitate the removal of trees then the community council would not object to the application.

Transport Planning (6 January 2020) - No objection

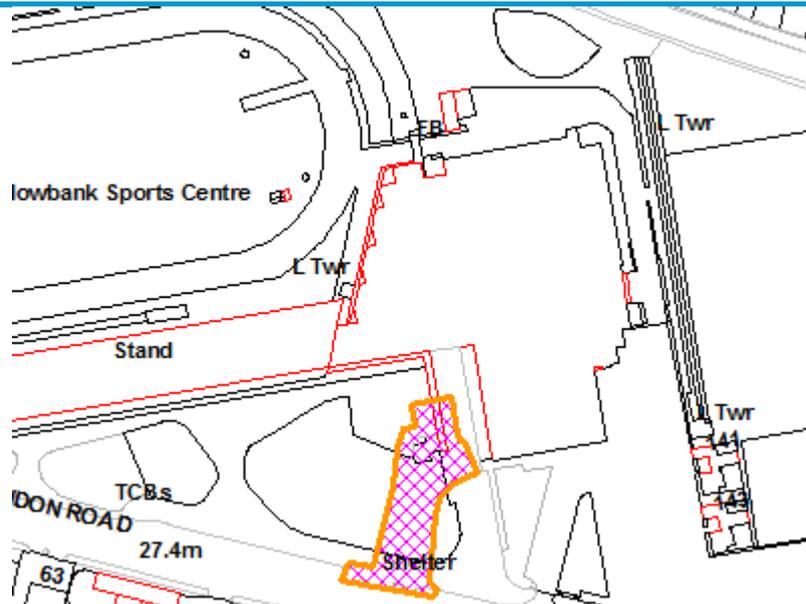
No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. It is understood that the proposed access is to serve the consented redevelopment of Meadowbank Stadium. Therefore, the proposed 'road' will be an access and does not require road construction consent at this time. However, the future purpose of the access is understood to be to serve the proposed neighbouring residential development. In order to future proof this road, it is proposed that the access is built to the required adoptable

standards and is inspected during construction but is not the subject of application for road construction consent at this stage. The applicant should note that details of lighting, drainage, Sustainable Urban Drainage, materials, structures and layout will require to be agreed;

2. The applicant should note that the Council will not accept maintenance responsibility for underground water storage / attenuation.

Location Plan



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