

# Development Management Sub Committee

**Wednesday 7 October 2020**

**Report for forthcoming application by**

**J Smart And Co (Contractors) Plc. for Proposal of  
Application Notice**

**20/01816/PAN**

**At 22 Inglis Green Road, Edinburgh, EH14 2HZ  
Mixed use residential and commercial development with  
associated landscape, car parking and infrastructure.**

**Item number**

**Report number**

**Wards**

B07 - Sighthill/Gorgie

## Summary

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The purpose of this report is to inform the Development Management Sub Committee of a forthcoming application for planning permission for a mixed use residential and commercial development with associated landscape, car parking and infrastructure.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 27th April 2020.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## Recommendations

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- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## Background

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### 2.1 Site description

The site is located on the east side of Inglis Green Road and is currently occupied by the former cash and carry building with associated car parking. There are a number of commercial premises immediately surrounding the site including a car dealership and a supermarket. To the north of the site is the Water of Leith. Residential development is found on the western side of Inglis Green Road.

Access to the site would be from the signalised junction on Inglis Green Road which serves the existing supermarket located on the adjacent site.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

The application is a Proposal of Application Notice of an application for planning permission for a mixed use residential and commercial development with associated landscape, car parking and infrastructure.

### 3.2 Key Issues

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

**aa) 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. The LDP identifies opportunities for a new footpath linkage over the Water of Leith connecting to New Mart Road.

The requirements of the Council's 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 require 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**

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**4.1** The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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**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**

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**7.1** A sustainability statement will need to be submitted with the application.

## Consultation and engagement

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### 8.1 Pre-Application Process

There is no pre-application process history.

### 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 was held in August 2020. Posters were placed on local community boards. A public notice was placed in the Edinburgh Evening News on 5th August 2020

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

### Background reading / external references

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- 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](#)

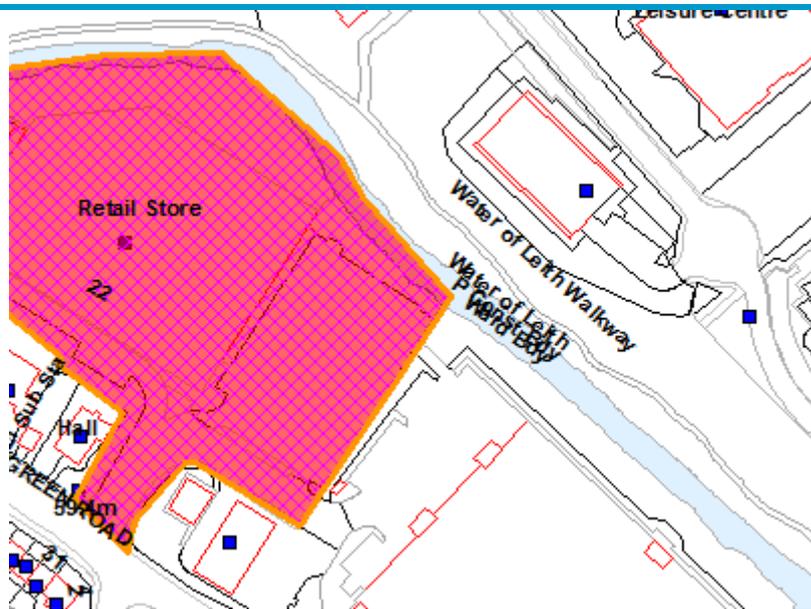
#### David R. Leslie

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## Location Plan

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