

Development Management Sub Committee

Wednesday 25 November 2020

Report for forthcoming application by

Izar V Lux S.à R.l.. for Proposal of Application Notice

20/03825/PAN

at 105,113 Dundas Street, 34 Fettes Row, 7,11 And 13 Eyre Terrace.

Demolition of existing building and erection of residential development, with associated landscaping, car parking and access arrangements.

Item number

Report number

Wards

B05 - Inverleith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming full planning application for demolition of existing building and erection of residential development, with associated landscaping, car parking and access arrangements at 105,113 Dundas Street, 34 Fettes Row, and 7,11, 13 Eyre Terrace.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 the applicants submitted a Proposal of Application Notice 20/03825/PAN on 8 September 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 site lies to the east of Dundas Street, a main approach road to the city centre and to the west is Eyre Terrace. It covers approximately 0.55 hectares and is currently occupied by the former RBS office building. There are a number of trees along Dundas Street.

To the north is an existing residential block on Dundas Street/Eyre Place. To the south is the vacant RBS data centre building. To the west is the existing residential properties on Eyre Terrace, including a building designed by Robert Lorimer. The site forms part of a wider site where a planning application is currently under consideration for a mixed-use development.

The site lies to the north of the World Heritage Site.
This application site is located within the New Town Conservation Area.

2.2 Site History

2 April 2020 - conservation area consent granted for the demolition of derelict cottage in a Conservation Area at 7 Eyre Terrace (application number 20/00705/CON).

2 September 2020 - conservation area consent submitted for the demolition of existing buildings on the wider site (application number 20/03661/CON).

7 September 2020 - planning application submitted for the demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office and other commercial uses, with associated landscaping / public realm, car parking and access arrangements on the wider site (application number 20/03034/FUL).
Under consideration.

14 September 2020 - planning application submitted for the formation of path and associated landscaping to King George V Public Park (application number 20/03655/FUL). Under consideration.

23 September 2020 - planning application in principle minded to grant at 7,11,13 Eyre Terrace, subject to a conclusion of a legal agreement, for a mixed use development of retail (class 1); financial, professional and other services (class 2); food and drink (class 3); business (class 4); hotels (class 7); residential (class 8,9 and sui generis); car parking, access and other works, approval of siting and maximum height of principal building, points of vehicular access and egress (application number 14/01177/PPP).

Main report

3.1 Description Of The Proposal

The application will be for the demolition of the existing building and erection of residential development, with associated landscaping, car parking and access arrangements.

There is a current application under consideration for the wider site which proposes residential use and a hotel on this part of the site.

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 is in the Urban Area in the Local Development Plan (LDP). Policy Hou 1 (Housing Development) gives priority to the delivery of housing land supply on suitable sites within the urban area.

The proposed uses will be assessed to ensure that they are appropriate to the location and character of the area and accord with other relevant local plan policies.

The application will need to be assessed in relation the delivery of infrastructure as required by LDP policy Del 1 (Developer contributions and infrastructure delivery).

b) The design, scale and layout are acceptable with the character of the area;

The proposals will need to consider how the proposed development will integrate with its surroundings and co-ordinate with wider development proposals. The proposals need to demonstrate that no harm will be caused to the qualities of the World Heritage Site and the character or appearance of the New Town Conservation Area.

A Design and Access Statement will be required to accompany the application.

c) Access, parking and servicing arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regard to transport policies of the LDP. Consideration should be given to the impact on traffic flows on local streets, and access to public or alternative means of transport. Transport information will be required to support the application.

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

The wider application currently under consideration includes an Environmental Impact Assessment. It is anticipated that this will be updated or amended to take into consideration this application and any potential impacts.

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application, the following documents are likely to be expected (this list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Contaminated land report;
- Landscape and Visual Impact Assessment;
- Ecological survey and report;
- Tree survey and constraints plan
- Transport information;
- Archaeology Assessment;
- Flood Risk Assessment and Surface Water Management Plan; and
- Sustainability Statement.

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

The Proposal of Application Notice (reference: 20/03825/PAN) outlined an online public event on 8th October 2020 with a Q&A session between 12noon - 8pm with the opportunity to provide comments via the applicant's website.

The applicant has notified Inverleith ward councillors, city centre ward councillors, and Councillor Adam McVey, Leader of the Council and Councillor Kate Campbell, Convenor of Housing, Homelessness and Fair Work Committee. In addition, the following have been notified: Ruth Davidson MSP, Deirdre Brock MSP, The New Town and Broughton Community Council, Stockbridge and Inverleith Community Council, Friends of King George V Park, Fettes Row and Royal Crescent Residents Association, The Yard, Edinburgh World Heritage, The Cockburn Association, Eyre Medical Practice, and local residents and businesses.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

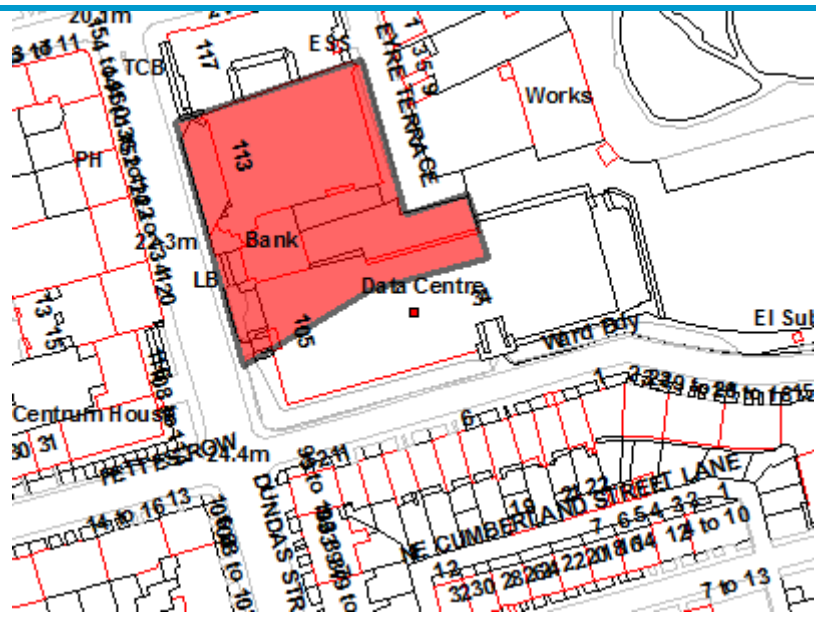
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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