

Development Management Sub Committee

Wednesday 16 December 2020

Report for forthcoming application by

CB Edinburgh Investment LLP. for Proposal of Application Notice

20/04811/PAN

**At 5 Bankhead Avenue, Edinburgh, EH11 4AA
Demolition of all Buildings and Structures and erection of
24x Units Use Class 4 (c) (Business), Class 5 (General
Industrial) and Class 6 (Storage or Distribution), with access
and servicing arrangements, car parking, landscaping, and
associated works.**

Item number

Report number

Wards

B07 - Sighthill/Gorgie

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at 5 Bankhead Avenue, Edinburgh for 24 units to operate as class 4c (business), class 5 (general industrial) and class 6 (storage and distribution) with access and servicing arrangements, car parking, landscaping and associated works.

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 3 November 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 measures 2.97 hectares within the Sighthill Industrial Estate, bound to the east by Bankhead Avenue. It currently has a series of buildings used by HMRC and a church organisation.

The site is surrounded by a high security fence with a number of established trees around the boundary. There are currently six access points and a total of 145 existing car parking spaces.

The site will become vacant from 1 April 2021.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application will be for Full planning permission to erect 24 units (use class 4 (c) (business), class 5 (general industrial) and class 6 (storage or distribution)) with access and servicing arrangements, car parking, landscaping and associated works.

It is proposed to demolish all existing buildings and structures on the site and level 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 having regard to the development plan

The application site is located within a wider allocation within the Edinburgh Local Development Plan 2016 (LDP) which promotes the development of sites for employment use where Class 4, 5 and 6 uses are supported. Any development proposals should consider the terms of EMP 8 of the Local Development Plan.

- b) The design, scale and layout are acceptable

The proposal will be assessed against relevant design policies in the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance). The

applicant should clearly demonstrate how the proposal's design has considered the Council's policies and guidance. A design and access statement will be required to support the planning application.

c) The proposal will impact upon highway safety

The application will be supported by a Transport Assessment, the scope and study of which is still to be agreed. The proposal should make provision for car, cycle, electric and disabled vehicles set out in the Council's parking standards.

A Quality Audit including safety Audit, as set out in Designing Streets is likely to be required, and contributions are likely to be required under the Council's Developer Contributions and Infrastructure Delivery Supplementary Guidance (Tram Contribution in Zone 3).

d) There are any other environmental factors that require consideration

The applicant will be required to undertake an EIA screening opinion.

An Air Quality Impact Assessment may be required, this is subject to the the level of car parking proposed and the number of electric vehicle charging spaces proposed in the application.

The application will be supported by the following documents:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Landscape proposals,
- Sustainability Form S1;
- Transport Information (as set above);
- Tree Survey and Arboricultural Impact Assessment;
- Ground investigation information;
- Waste management information;
- Preliminary Ecological Appraisal;
- Ground investigations/Site investigations - site's former industrial use;
- Flooding risk and drainage information;
- EIA Screening; and
- Archaeology.

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

A copy of the Proposal of Application Notice (PAN) has been submitted to Ward Councillors at Sighthill/Gorgie and Sighthill/Broomhouse and Parkhead Community Council. The proposal will be advertised in the Edinburgh Evening News on 3 December 2020.

In light of the ongoing Covid-19 situation and Scottish Government Guidance on pre-application consultation, revisions have been made to the consultation strategy. The website link to the proposed application will be available from 11 December 2020 and a Public Online Event will be hosted by the applicant in January 2021, the date & time TBC.

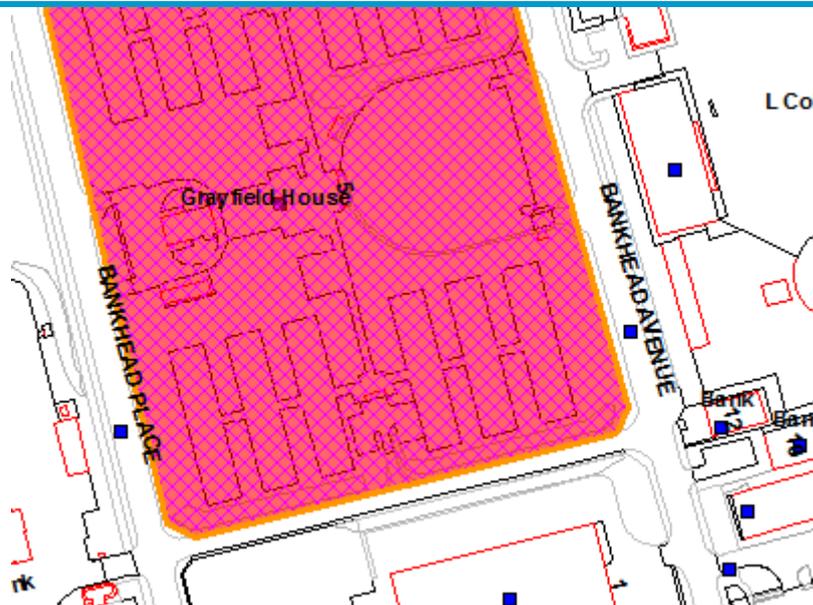
Background reading/external references

- 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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