

Development Management Sub Committee

Wednesday 17 February 2021

Report for forthcoming application by

Alumno Group. for Proposal of Application Notice

20/05625/PAN

**at Corner Of London Road And Restalrig Road South,
Jocks Lodge, Edinburgh.**

**Proposed student accommodation including ground floor
commercial space (class 1 shops, class 2
financial/professional & other service, class 3 food & drink,
class 4 business) with associated facilities.**

Item number

Report number

Wards

B14 - Craigentinny/Duddingston

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a student accommodation development including ground floor commercial space (class 1 shops, class 2 financial/professional & other service, class 3 food & drink, class 4 business) with associated facilities at land at the corner of London Road and Restalrig Road, Jocks Lodge, Edinburgh.

In accordance with the Town and Country Planning Act 1997, as amended, the applicant submitted a Proposal of Application Notice (20/00529/PAN) on 12 December 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 is located on the corner of London Road and Restalrig Road South (also known as Smokey Brae) within the Jock's Lodge neighbourhood of the city. There is a level change across the site to the north and east with Restalrig Road South sloping down from the intersection with London Road.

The site covers an area of 0.163ha and is currently occupied by a series of one and two and a half storey buildings with some ground floor commercial and retail uses alongside a small area of private garden space. There is an access lane through the site which leads to an enclosed area of private car parking just beyond the site boundary.

The south and east boundaries of the site are defined by London Road and Restalrig Road South respectively. There is an existing building currently in use as a sports bar which wraps around most of the north and west of the site, forming these boundaries.

The site is located in a mixed-use area, with a dense urban pattern and a mix of uses. There is a prevalence of ground floor retail/ commercial uses along this part of London Road, with residential tenement developments above. Land to the east of the site on the opposite side of Restalrig Road South is in residential use. There are two large office developments located within close proximity of the site to the west; the General Registers of Scotland office buildings at 153 London Road and St Margaret's House at 151 London Road, which has planning permission for redevelopment as a mixed use development comprising residential and student accommodation. Willowbrae Parish Church occupies a prominent position diagonally opposite the site on the corner of London Road and Willowbrae Road.

The area is located close to a wider area of significant redevelopment at the former Meadowbank Stadium which has planning permission for an extensive mixed use development. The most easterly part of the Meadowbank redevelopment area is approximately 100m to the north west of the site.

There are a number of listed buildings within close proximity of the site, Category B listed Willowbrae Parish Church and Hall (reference LB27166, listed 10.04.86)) and the grouping of residential properties at 2-12 (even numbers) Restalrig Road South, 1-21 (odd numbers) Portobello Road, 1-16 (inclusive numbers) Piershill Square West and 1-14 (inclusive numbers) Piershill Square West which are Category C listed (reference LB49047, listed 19.12.02).

2.2 Site History

The site

12 May 2016 - planning permission granted for alterations to building frontage and internal layout, creation of new fire exit door and roof opening and addition of rooflights (as amended) at Unit 2, 25 Jock's Lodge, Edinburgh (application reference 16/01690/FUL)

6 September 2016 - planning permission granted to alter and refurbish interior of existing public house, alter front door to window, alter side window to door, fit covered decking inside garden area at 35 Jock's Lodge, Edinburgh (application reference 16/03424/FUL)

Surrounding Area

61-63 London Road

27 June 2019 - Planning permission granted for a mixed-use development including student accommodation and ancillary uses, commercial unit, and associated landscaping and infrastructure at land at 61 and 63 London Road (application reference 19/01149/FUL varied by applications 19/01149/VAR and 19/01149/VAR2).

151 London Road

12 September 2011 - Planning permission in principle granted for mixed use developments with total floor area of 21,500sqm (application reference 09/01793/PPP) at St Margaret's House, 151 London Road, Edinburgh (application reference 09/01793/PPP).

10 November 2016 - Planning permission in principle granted for up to 21,500sqm of mixed use development including residential, retail/commercial, hotel and student accommodation at St Margaret's House, 151 London Road, Edinburgh (application reference 14/05174/PPP).

20 January 2020 - Section 42 application granted to delete or amend part (ii) of condition (l) of the planning permission so that ground floor uses on the named blocks are not restricted to commercial uses."(ii) the ground floor of the eastern-most and western-most blocks which have direct frontage onto public realm space directly from London Road be for commercial purposes only at St Margaret's House, 151 London Road, Edinburgh (application reference 19/05343/AMC).

14 August 2020 - Approval of matters specified in conditions of planning permission in principle 14/05174/PPP for mixed use residential and student housing development with associated landscaping and infrastructure (application reference 19/04557/AMC).

Meadowbank Stadium

11 December 2018 - Planning permission in principle granted for the redevelopment of existing Sports Centre site to provide new Sports Centre facilities and redevelopment of surplus land for mixed uses including residential, student accommodation, hotel and commercial uses, together with car parking, landscaping, drainage and ancillary work at land at 139 London Road, Edinburgh (application reference 18/00154/PPP).

11 December 2018 - full 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).

08 October 2020 - Application approved for matters specified in condition 1 of 18/00154 PPP 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).

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for a student accommodation development will ground floor commercial space (Class 1/ Class 2/ Class 3/ Class 4) with associated facilities at a site on the corner of London Road and Restalrig Road South (Jock's Lodge). No other details have been submitted at this stage.

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 located within the Urban Area and is within the Jock's Lodge Local Centre boundary. As the development comprises an element of student accommodation, Policy Hou 8 will be relevant. This policy seeks to ensure that student development is located appropriately in terms of access to university facilities by sustainable methods and to ensure that proposals do not lead to excessive concentrations of student accommodation in their locality. The proposals for the site require to be in accordance with the relevant policies of the LDP.

b) the design, scale and layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance;

The applicant will be required to comply with all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance). The layout and design of the scheme will be assessed against these measures. A design and access statement will be required to support the application.

c) access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regard to the transport policy of the LDP and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. The development should take account of transport proposals set out in the LDP which affect the site. Transport information will be required to support the application and the proposals will be subject to a quality audit.

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

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;
- Townscape and visual impact appraisal;
- Daylight, overshadowing and privacy assessment;
- Transport information;
- Stage 1 Site Investigation report;
- Air Quality Assessment;
- Noise Assessment;
- Archaeology Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- S1 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: 20/05625/PAN) outlined a public exhibition to be held in February 2021. Due to the current COVID-19 pandemic and in light of the Scottish Government's letter of 3rd April 2020 regarding Planning Procedures and COVID-19, the public engagement will be carried out via an online consultation event on a dedicated website with live chat facilities and members of the project team available to answer questions. Exhibition material, detailing the proposed development will be uploaded directly onto the website. The exhibition material will remain online for a minimum period of three weeks following the event alongside a feedback form to allow further comments to be made to the project team.

The applicant will also undertake the following measures:

- Correspondence with local community councils, including direct offer of a telephone/video call with Northfield and Willowbrae Community Council;
- Correspondence with local councillors, MP and MSP; and
- Publicity of the engagement event in the local press (Edinburgh Evening News) at least seven days before the event;

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

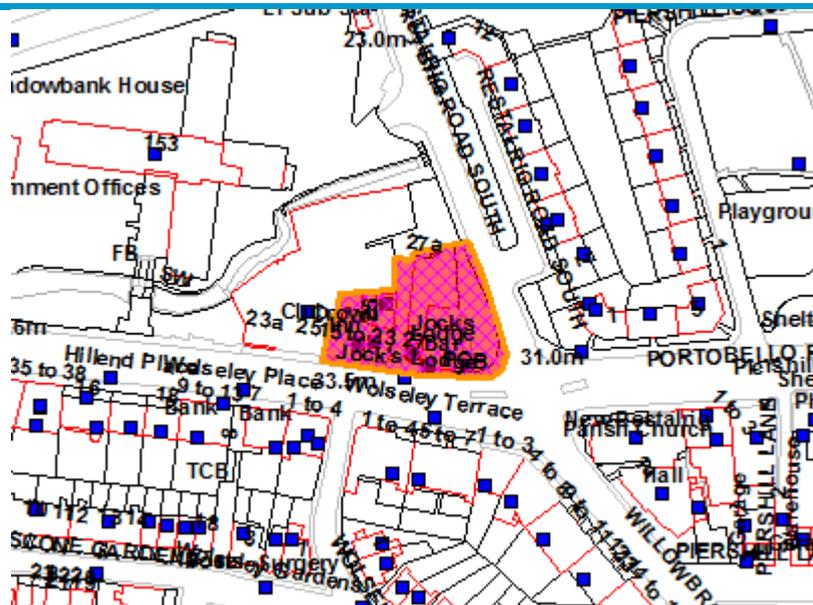
Background reading / external references

- 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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