

Development Management Sub Committee

Wednesday

Report for forthcoming application by

Tynecastle Teague Limited. for Proposal of Application Notice

21/00988/PAN

at Former Tynecastle High School, 17 McLeod Street, Edinburgh.

Redevelopment of the former Tynecastle High School site, incorporating partial demolition and change of use of the school buildings and new build to form student residential development with associated infrastructure, landscaping, access and parking.

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 in principle at former Tynecastle High School, 17 McLeod Street, Edinburgh, for Redevelopment of the former Tynecastle High School site, incorporating partial demolition and change of use of the school buildings and new build to form student residential development with associated infrastructure, landscaping, access and parking.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (21/00988/PAN) on 24 February 2021.

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 application site is the former Tynecastle High School Site. It is bound to the north by the Western Approach Road, to the east by the North British Distillery and to the south by Tynecastle Park football stadium. To the east of the site lies a residential development of flats with the new Tynecastle High School beyond.

The site is flat with built form around the boundaries. The original school buildings are distinctive category b listed buildings, LB 26950 - 9 February 1993.

The site is within the Tynecastle Development Brief dated 2004. At the time of finalising the Development Brief the Health and Safety Executive advised against housing development on the site.

2.2 Site History

A development brief was agreed in 2004 for the wider Tynecastle area.

There is no relevant planning history relating to the site.

Adjoining Site

17 November 2017 - application reference 16/04554/HSC was approved allowing the storage of ethanol on the North British Distillery site.

12 October 2016 - application reference 16/03823/FUL was granted for the Main Stand redevelopment and Nursery (including demolitions).

Main Report

3.1 Description of the Proposal

The applicant proposes to apply for planning permission for the redevelopment of the former Tynecastle High School site. This will incorporate some partial demolition and change of use of the category B listed school buildings and some new build to form student residential development with associated infrastructure, landscaping, access and parking.

3.2 Key Issues

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

a) Principle of redevelopment of the site to student housing is acceptable.

The application site is located within a wider urban area allocation within the Edinburgh Local Development Plan 2016 (LDP). The application will be assessed against the relevant policies in addition to the non-statutory guidance in respect of Student Housing.

b) The issues of Health and Safety, given the proximity of the site to neighbouring hazardous substance storage, are adequately considered.

A full consultation of risks will be carried out with the Health and Safety Executive.

c) Transport and highway safety impacts are acceptable.

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 as 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) Neighbouring amenity is adequately protected, and a good level of residential amenity can be achieved for future occupants of the site.

The application should be supported by a Noise Assessment and possibly an Air Quality Assessment.

A Daylighting Privacy and Sunlight Assessment will be required.

e) The category B listed buildings and their setting is satisfactorily protected.

The proposal will be assessed in relation to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The application will be considered against Historic Environment Scotland policy document Managing Change.

As the site is predominately made up of listed buildings any development proposals should consider the terms of ENV2 - Listed Building demolition, ENV 3 - Listed Building Setting and ENV 4 - Listed Buildings Alteration and Extensions, of the Local Development Plan.

f) The scale of development on the site and the proposed design and materials are acceptable.

The proposal will be assessed against relevant design policies in the Local Development Plan as well as non- statutory guidance where applicable (e.g. Edinburgh Design Guidance, Student Housing 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.

g) The proposal has acceptable impacts on infrastructure

The application will be required to make appropriate developer contributions in accordance with Edinburgh Local Development Plan Policy Del 1 Developer Contribution and Infrastructure Delivery.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

On 24 February 2021 the applicant submitted a copy of the Proposal of Application Notice (PAN) to the Gorgie and Dalry Community Council and the following councillors;

Cllr Catherine Fullerton, Cllr Ashley Graczyk, Cllr Denis Dixon and Cllr Donald Wilson, of the submission of the PAN application.

In light of the ongoing Covid-19 situation and Scottish Government Guidance on pre-application consultation, revisions have been made to the consultation strategy.

A virtual/online event is forecast for April 2021, with details to be confirmed.

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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