

Development Management Sub Committee

Wednesday 23 June 2021

Report for forthcoming application by

**West Craigs Ltd c/o Cardross Asset Management for
Proposal of Application Notice**

21/01364/PAN

**at site 100 metres East of 194, Glasgow Road, Edinburgh.
Mixed use development incorporating class 4 (business),
class 5 (general industrial), class 6 (storage or distribution),
class 9 (houses), flatted development (sui generis), active
travel routes, landscaping, access, and associated ancillary
development.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for Planning Permission in Principle for a mixed use development incorporating Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage or Distribution), Class 9 (Houses), flatted development (Sui Generis), active travel routes, landscaping, access, and associated ancillary development at site 100 Metres East Of 194 Glasgow Road Edinburgh.

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 immediately to the north of Glasgow Road (A8). The south west corner of the site is occupied by the Gogar Burn tram stop and the red line extends across the A8 to include the Gogar Station Road junction with the A8. Edinburgh Airport lies to the north of the application site and the Edinburgh Tram depot, Gogar Roundabout and Edinburgh Gateway station are located to the south and south east of the site. The site is bound to the east by the east coast mainline railway and the Edinburgh Tram line and Gogar Burn are located to the west of the site.

The site is currently vacant arable land and the prevailing land levels across the site generally rise from the Edinburgh Tram Depot and the tram line in the vicinity of the Edinburgh Gateway Interchange, to the western and northern peripheries of the site.

There are numerous physical features within the site including a Category B listed church and graveyard, landscape setting and trees. In addition to these features the site also contains existing access roads including Myreton Drive and a tree-lined avenue providing access to Castle Gogar which lies to the north-west of the site on the western side of the Gogar Burn.

2.2 Site History

- 14 October 2014 - Proposal of application notice was approved for 'Mixed use development incorporating Class 4 (excluding offices), Class 5, Class 6 and residential development, landscaping, associated access, and all ancillary development' at a Site 100 Metres East Of 194 Glasgow Road, Edinburgh (application reference: 14/04157/PAN).
- 15 March 2016 - Proposal of application notice was approved for 'mixed use development incorporating Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution), Class 7 (Hotel), Class 9 (Houses), Class 11 (Leisure), Student Accommodation (Sui Generis), landscaping, associated access and all ancillary development' at a site 100 Metres East of 194 Glasgow Road, Edinburgh (application reference: 16/00927/PAN).

6 August 2020 - an application for planning permission in principle is pending consideration for 'Mixed use development including business and employment uses (use classes 4, 5 and 6); residential (class 9) and sui generis flatted development (including affordable and student accommodation); hotels (class 7); ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3 and sui generis), non-residential institutions (class 10), assembly and leisure (class 11) and associated works including car parking, servicing, access and public realm at Land to South West Of Meadowfield Farm, Turnhouse Road (application reference: 20/03219/PPP). The application is currently subject to an appeal to the Scottish Ministers.

- 18 March 2021 - an application for the approval of matters specified in conditions in respect of conditions 1, 4, 5 and 6 of planning permission in principle 18/07600/PPP was approved (application reference: 20/01148/AMC). The application relates to details for a pedestrian and active bridge crossing over the railway.
- 18 January 2021 - an application for full planning permission for the 'formation of new access road and active travel route from east of terminal building to Gogar Roundabout' at Main Terminal 1, Edinburgh Airport, Jubilee Road is currently pending consideration (application reference: 21/00217/FUL).

Main report

3.1 Description of the Proposal

The applicant proposes mixed use development incorporating Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage or Distribution), Class 9 (Houses), flatted development (Sui Generis), active travel routes, landscaping, access, and associated ancillary development.

Detailed information relating to master planning and site layout, the extent of the uses proposed, access and other matters is not 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 would be acceptable in this location.

The application site is located in the urban area as identified by the Local Development Plan (LDP). The site also lies within the area designated in the LDP as an International Business Gateway (IBG). Requirements for development proposals in the IBG are set out in LDP policy Emp 6 (International Business Gateway) and Table 2 of the LDP with additional matters to be addressed specified in the LDP Development Principles for the IBG.

Other notable LDP policy and considerations that will need to be addressed at this site include the Road Safeguard Improvement T9 (Gogar Link Road) which is shown in the LDP proposals map to be within the site boundary, the Existing Tram Route T1 and the Cycleway Footpath Safeguard T7 (Maybury - Edinburgh Gateway Station). The Gogar Burn Local Nature Conservation Site which is located to the west of the site boundary and bounds its northwest corner and must be considered in the context of LDP policy Env 15 (Sites of Local Importance).

An area of land allocated for airport use interfaces with the northern site boundary and the applicant will be required to consider how the proposal will be compatible with this neighbouring land use. A small portion of the proposed red line boundary extends across the A8 at the southern boundary at Gogar Station Road; this is an area of green belt, part of the Gogar Special Landscape Area and part of the RBS Headquarters at Gogarburn and any inter-relationships with these allocated land uses should be addressed by the applicant where applicable.

b) The design, scale and layout are acceptable within the character of the area.

The proposal will be considered against the provisions of the LDP design policies and the Edinburgh Design Guidance.

The LDP allocates the site as part of the IBG and safeguards a route for the Gogar Link Road within this area. Development Principles for the IBG allows for business-led mixed-use proposals in this area and the applicant must consider the proposal in this context. Important considerations will include phasing and integration with surrounding land uses in relation to other parts of the IBG. Other matters including constraints and opportunities presented by existing trees, landscaping, the Gogar Burn and historic buildings as well as nearby infrastructure including the A8, tram depot and operational airport land will be important design considerations.

The amount of space dedicated to each of the land uses that the applicant proposes as part of any application will need to address a wide variety of LDP policies and the Edinburgh Design Guidance.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility.

The applicant will be required to provide transport information that demonstrates how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

Detailed information will also be required on the impact on traffic flow on local roads such as the Gogar roundabout and access to public transport which includes nearby bus routes, Gogarburn tram stop and the Edinburgh Gateway train station in this area.

In addition to the LDP, the application must demonstrate how the proposal will comply with the Edinburgh Design Guidance and the Edinburgh Street Design Guidance.

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, it is anticipated the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Site masterplan to include proposed quantum of uses, access routes, block structure, open spaces, building heights and form. The design relationship with surrounding IBG masterplan proposals to the west must be demonstrated;
- Transport Assessment;
- Landscape and visual impact assessment (LVIA);
- Landscape masterplan and strategy;
- Flood Risk Assessment, Drainage Strategy and Surface Water Management Plan;
- Ecological Impact Assessment and any subsequent surveys and mitigation;
- Archaeological and heritage information;
- Ground Contamination Report;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Tree Survey and resulting protection and/or mitigation measures and
- Sustainability information.

The above is not an exhaustive list and other supporting details, or assessments may be identified prior to the application being submitted or during the application assessment stage.

Environmental Impact Assessment

The proposal and site will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment is required.

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

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

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face to face public event.

Following receipt of the proposal of application notice (PAN) the applicant has given details of a dedicated project website (www.westcraigssouth.co.uk) where members of the public can view proposals and submit comments or questions. The website was launched on Monday 07 June 2021. In addition, a live event between 3pm and 7pm on Thursday 17 June 2021 will be held with members of the project team available to answer questions via email, phone or webchat. The event was advertised in the Edinburgh Evening News on 07 June 2021 which is more than seven days prior to the event being held. The applicant confirms that posters advertising the event will be placed in nearby public places where possible in advance of the event. The final date for comments/questions from interested parties will be Thursday 01 July 2021.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation Report.

Ratho and District Community Council and Corstorphine Community Council have been notified of the proposal. Councillors and other parties who have been notified by the applicant of the PAN by the applicant are: The Lodge House; Castle Gogar; Gogar Cabinet Workshop; Friends of Cammo; New Ingliston Ltd; Network Rail; Edinburgh Trams; Edinburgh Airport; RBS Gogarburn; North West Locality Community Planning Partnership; Alex Cole-Hamilton MSP; Cllr Graham Hutchison (Almond Ward); Cllr Kevin Lang (Almond Ward); Cllr Norman Work (Almond Ward); Cllr Louise Young (Almond Ward).

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](#)

David Givan

Chief Planning Officer

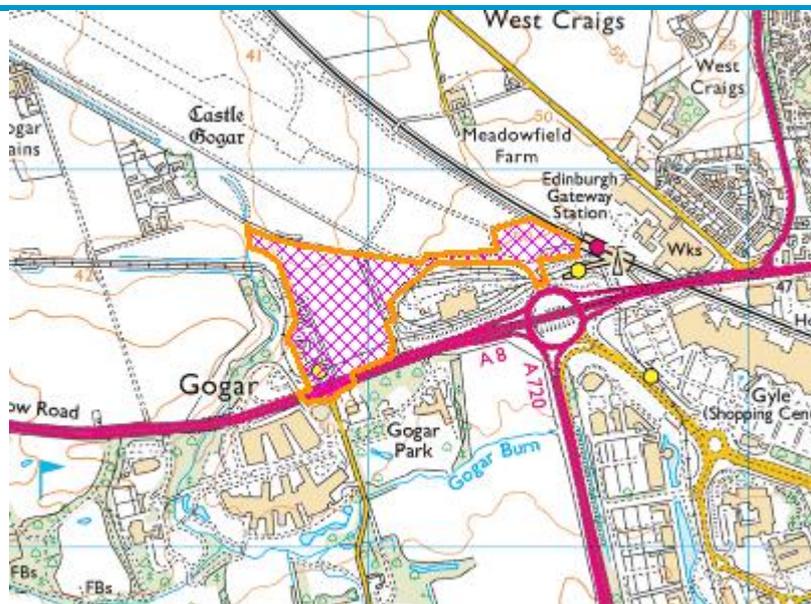
PLACE

The City of Edinburgh Council

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Location Plan



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