

Development Management Sub Committee

Wednesday 23 June 2021

Report for forthcoming application by

Ladybank Developments Limited. for Proposal of Application Notice

21/02263/PAN

**at land 175 metres North of 22, Haymarket Yards, Edinburgh.
Student accommodation with associated ancillary development, landscaping and access.**

Item number

Report number

Wards

B11 - City Centre

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission at land 175 metres North of 22 Haymarket Yards, Edinburgh, for student accommodation with associated ancillary development, landscaping and access.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (planning reference: 21/02263/PAN) on 23rd April 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 an area of vacant land located between Haymarket Terrace, Haymarket Yards and Devon Place.

To the north of the site is Apex House a purpose built office accommodation constructed in the 1990's. This building has a stepped profile ranging from five to six storeys and is clad in aluminium curtain walling.

To the south is two modern office developments, Interpoint building and Elgin House. Five storey residential properties lie to the north east of the site.

The topography of the site is relatively flat. There is approximately 3 metres of a difference in level between Devon Place and the south west corner of the application site.

Within 200 metres of the site is Haymarket railway station.

2.2 Site History

08th Feb 2018 Granted planning permission for the erection of student housing with associated ancillary development including landscaping and access works (as amended) (planning reference 16/04400/FUL).

Main report

3.1 Description of the Proposal

The applicant proposes to apply for planning permission for student accommodation with associated ancillary development, landscaping and access.

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 the urban area allocation within the Edinburgh Local Development Plan. The application will be assessed against the relevant policies, including LDP Hou 1 and Hou 8, in addition to the non-statutory guidance in respect of Student Housing.

b) 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.

c) Occupier and Neighbouring Amenity

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that 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 an Air Quality Assessment.

Daylighting, Privacy and Sunlight Analysis will be required.

d) The proposed access arrangements, connectivity and parking levels are acceptable.

Requirements set out in the Council's Student Housing Guidance relating to location for student accommodation and LDP transport policies will apply to the proposal.

The application will be supported by a Transport Statement.

The applicant will be required to demonstrate vehicular access and how the proposal complies with parking standards including service arrangements and cycle parking provision. The proposal should make provision for car, cycle, electric and disabled vehicles as set out in the Council's Parking Standards.

e) 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.

f) 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, the following documents will be required:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Viewcones of Protected Views
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Waste management information;
- Protected species information/extended phase 1 survey;
- Ground investigations/Site investigations;
- Flooding risk and drainage information;
- Noise/air quality information;
- Detailed hard and soft landscape plan and planting schedule;
- Surface Water Management Plan;

The proposals will be required to be screened under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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 outlined arrangements for a public consultation comprising an interactive virtual event to take place on the 9th June 2021.

The event was advertised in the Edinburgh Evening News at least seven days prior. Notices detailing the event and proposal were displayed at the site as well as an information link accessible online.

On 23rd April 2021 the applicant submitted a copy of the Proposal of Application Notice (PAN) to the West End Community Council and Murrayfield Community Council, along with a copy to Cllr Doran, Cllr Miller, Cllr Mowat and Cllr Rankin.

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

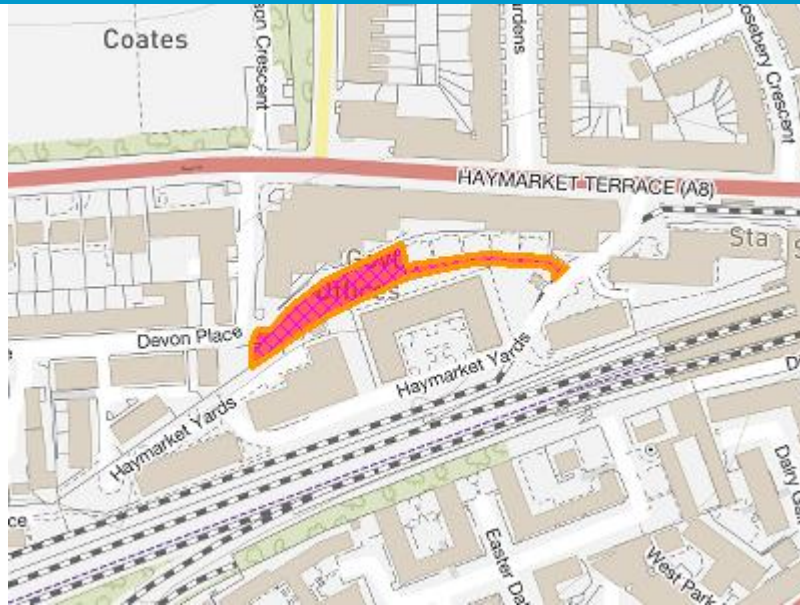
PLACE

The City of Edinburgh Council

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Location Plan



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