

Development Management Sub Committee

Wednesday 4 August 2021

Report for forthcoming application by

Bankfoot APAM. for Proposal of Application Notice

21/03130/PAN

At Gyle Centre, Gyle Avenue, Edinburgh

Proposed mixed use redevelopment of centre including new/relocated commercial and retail floorspace, transport interchange infrastructure, car parking, access, servicing and associated works, Class 9 houses /sui generis flats, community facilities (Class 10), leisure (Class 11), public realm, commercial (Classes 1, 2 and 3), business (Class 4), hotel (Class 7), senior living accommodation (Class 8).

Item number

Report number

Wards

B03 - Drum Brae/Gyle

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle at Gyle Centre, Gyle Avenue, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (21/03130/PAN) on 1 June 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 Gyle Centre, situated west of Edinburgh City Centre, north of Edinburgh park and south of the Edinburgh Gateway Transport Hub. The Edinburgh Tram runs through the western side of the site connecting the city centre to Edinburgh airport. The site has an abundance of surface car parking with the magnet stores in the centre being Morrisons supermarket and Marks and Spencer.

The site is 50 acres in area and is flat. The centre was established approximately 30 years ago, with numerous trees and beech hedging dispersed through the car park. The site is constrained by the railway line to the northwest. South Gyle Broadway runs along the southern boundary, with the bypass and Gogar Roundabout on the western edge.

On the northern eastern boundary of the site lies the underpass to Edinburgh Gateway interchange. The West Craigs housing development has been consented to the north (LDP HSG 19). Scottish Ministers have indicated that they are minded to grant planning permission for the Garden district residential development to the west of the by-pass, subject to the formation of a legal agreement to secure necessary infrastructure. Further housing development is consented on the International Business Gateway area at the airport and housing development is proposed at Crosswinds, resulting in around 18000 new homes in the locality.

2.2 Site History

March 1992 - Planning permission granted to develop a district shopping centre and associated parking (application reference: 91/270)

May 1992 - Detailed planning permission granted to develop a district shopping centre (application reference: 92/94)

Planning applications by Wimpey Construction UK for an extension to the shopping mall and an extension to the Marks & Spencers store, were submitted in 1996. The rights of the mall extension were conveyed to Marks & Spencers (application references: 95/1043 and 95/1358)

These applications were called in by the Scottish Ministers and were approved in December 2000.

The extension to the Marks & Spencers store has been constructed. Planning permission 95/1043 remained unimplemented.

December 1999 - Construction of mezzanine floor and new shopfront entrance at units 18/19. Additional floorspace of 308 square metres granted (application reference: 99/01645/FUL)

The extension to this unit was considered by the Scottish Ministers in the approval of application 95/1043.

July 2003 - Planning permission granted to amend previous planning consent 95/01043 for an extension of 2787 square metres. Approval was given to transfer the previous consented floor space to an alternative extension. This permission has been partly implemented with the erection of phase 1 of the consent which has a floor area of 1358 square metres. A total of 1429 square metres of approved floor space was not developed.

December 2004 - Extension to time period approved for planning permission 99/01645/FUL for the extension of 308 square metres at units 18/19 (application reference: 04/03839/FUL). This unimplemented floorspace is in addition to the 1429 square metres from permission 95/01043.

April 2006 - Planning permission granted for an extension to unit 5 with a gross floor area of 385 square metres (application reference: 06/00004/FUL).

This resulted in the remaining consented floor space from permission 95/01043 to be utilised as 1044 square metres.

June 2007- Planning permission granted for an extension to units 18-19 with a gross floor area of 248 square metres (application reference: 07/00770/FUL).

This resulted in the remaining consented floor space from permission 95/01043 to be utilised as 796 square metres.

August 2007 - Planning permission granted for an extension to unit 4 with a gross floor area of 1290 square metres (application reference: 07/01119/FUL).

This proposal exceeded the floor space that had been previously consented with application 95/1043 by 494 square metres.

Scottish Ministers were notified but did not wish to intervene in the decision.

Main report

3.1 Description Of The Proposal

The applicant proposes to apply for planning permission in principle in the form of a Masterplan for a mixed use redevelopment of the centre including new/relocated commercial and retail floorspace, transport interchange infrastructure, car parking, access, servicing and associated works, Class 9 houses /sui generis flats, community facilities (Class 10), leisure (Class 11), public realm, commercial (Classes 1, 2 and 3), business (Class 4), hotel (Class 7), and senior living accommodation (Class 8).

3.2 Key Issues

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

a) The principle of redevelopment of the site is acceptable.

The site is allocated as a commercial centre in the Edinburgh Local Development Plan (LDP).

Policy Ret 4 (Commercial Centres) is of relevance. It aims to direct new retail floorspace to the city centre and town centres in the first instance. It also indicates the circumstances in which additional retail floorspace will be supported.

Policy Del 4 (Edinburgh Park/South Gyle) states there will be a requirement for additional leisure and community uses at Gyle shopping Centre. Other requirements of this policy in terms of improved connectivity and improved pedestrian and cycle links will also apply.

Page 61 of the LDP sets out the Development Principles for Edinburgh Park/South Gyle in terms of the Gyle Centre. Specifically it states:

- Any expansion of the Gyle shopping centre to meet the needs of the expanding population in the West of Edinburgh should provide an active frontage to South Gyle Broadway, contribute to the green network and provide good pedestrian connections to the tram stop and wider area.
- The opportunity exists to create a new green space incorporating the tram halt and a north-south pedestrian cycle route, framed by additional development to help the centre contribute to the long term vision for the area.

The application will be assessed against the relevant policies of the Edinburgh Local Development Plan, in addition to the non-statutory guidance.

b) Transport and highway safety impacts are acceptable.

The application will be supported by Transport information, 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 a 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).

The application will have to ensure connectivity between the application site and other sites in Edinburgh Park and South Gyle is achieved and that enhanced pedestrian and cycle routes are prominent in their proposals.

c) Amenity for neighbours and occupiers is acceptable

The application should ensure 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 Impact Assessment and possibly an Air Quality Assessment.

A Daylighting Privacy and Sunlight Assessment will be also required.

d) 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). 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.

The application was presented to the Edinburgh Urban Design Panel on 10 February 2021.

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.

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

On 2 June 2021 the applicant submitted a copy of the Proposal of Application Notice (PAN) to the following;

Corstorphine Community Council
Drum Brae Community Council
Ratho and District Community Council
Wester Hailes Community Council
Cllrs Aldridge, Bridgman and Brown (Drumbrae/Gyle)
Cllrs Douglas, Gloyer and Ross (Corstorphine/Murrayfield)
Christine Jardine MP and Alex Cole-Hamilton MSP
West, South West and Almond Neighbourhood Partnerships

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 on site www.the-gyle.com with details to be confirmed 7 days in advance.

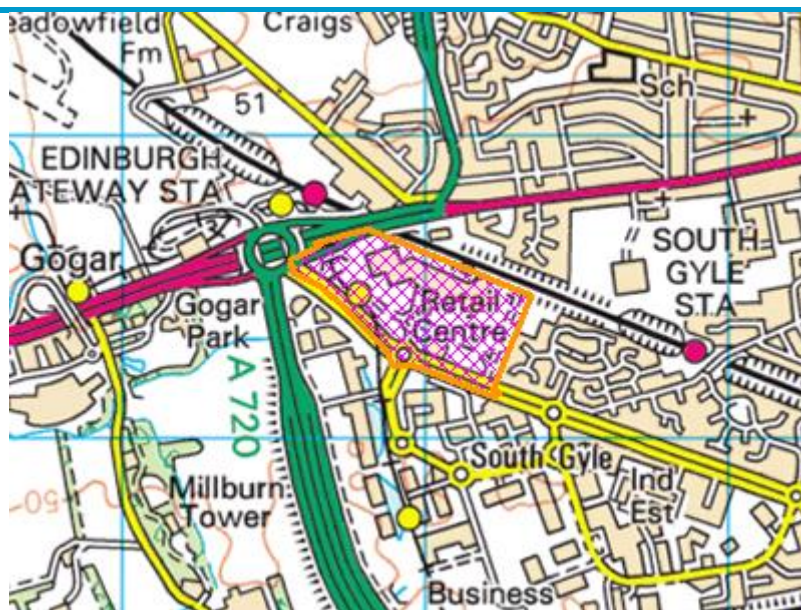
Background reading/external references

- 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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