

# Development Management Sub Committee

**Wednesday 27 October 2021**

**Report for forthcoming application by**

**BDW Trading Limited & Tesco Personal Finance PLC for  
Proposal of Application Notice**

**21/04798/PAN**

**at 2 South Gyle Crescent, Edinburgh, EH12 9FQ.  
Residential, Offices, Retail, Financial, Professional and  
Other Services. Food & Drink, Non-Residential Institutions,  
Assembly and Leisure (Classes 1,2,3,4,10,11 and sui  
generis - flats). To supersede 21/04421/PAN which has  
been withdrawn.**

**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 at 2 South Gyle Crescent, Edinburgh for residential, offices, retail, financial, professional and other services, food & drink, non-residential institutions, assembly and leisure (Classes 1,2,3,4,10,11 and sui generis - flats).

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (21/04798/PAN) on 2 September 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 located at the junction of South Gyle Cresecent and South Gyle Broadway to the west of the connecting roundabout. There is an existing Tesco Bank Office located on the eastern section of the site with parking located to the rear.

The site has a dual frontage onto both South Gyle Broadway and South Gyle Crescent. Existing access is taken from South Gyle Crescent.

The surrounding area is characterised by employment land to the south and west mostly in the form of offices and small scale business units. To the north are residential properties at South Gyle Wynd and to the east is the combined location for St Augustine's RC and Forrester High Schools.

### **2.2 Site History**

There is no relevant planning history for this site.

## **Main report**

---

### **3.1 Description of the Proposal**

The proposal of application notice is for a mixed-use scheme for residential, offices, retail, financial, professional and other services, food & drink, non-residential institutions, assembly and leisure (Classes 1,2,3,4,10,11 and sui generis - flats). A previous PAN (21/04421/PAN) submitted for the site has been superseded with this one.

### **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 within the Edinburgh Local Development Plan (LDP). The LDP identifies the area within the Edinburgh Park/ South Gyle Development Principles. The application will be assessed against the relevant policies, including the principles set out for development within the South Gyle Area. A co-ordinated approach to development should be demonstrated through any application submission.

**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). 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;**

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;
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Waste management information;
- 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**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference 21/04798/PAN) has been advertised in the Edinburgh Evening News.

The applicant notified Corstorphine Community Council on 2nd September 2021.

The applicant held online events on Thursday 15th October 2021.

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](#)

### David Givan

Chief Planning Officer

PLACE

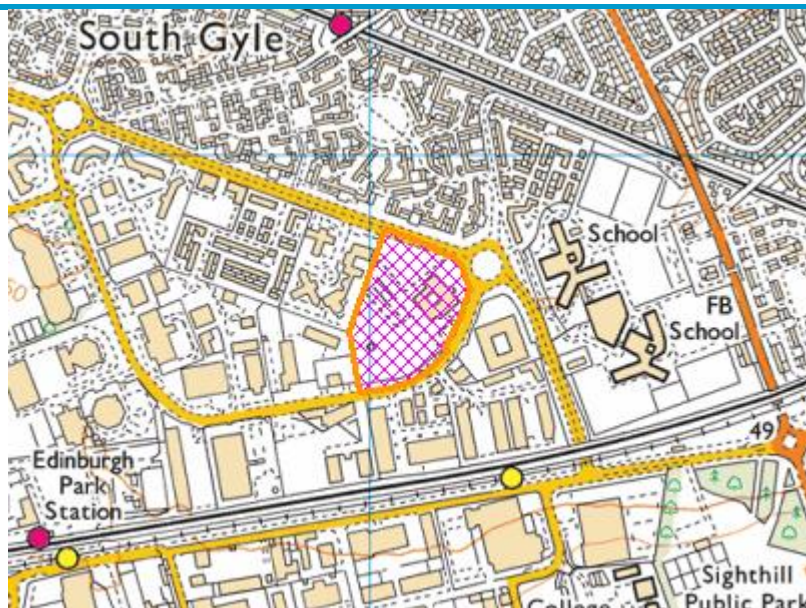
The City of Edinburgh Council

Contact: Elaine Campbell, Team manager

E-mail: [elaine.campbell@edinburgh.gov.uk](mailto:elaine.campbell@edinburgh.gov.uk) Tel: 0131 529 3612

## Location Plan

---



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420

**END**