

Development Management Sub Committee

Wednesday 10 November 2021

Report for forthcoming application by

Watkin Jones Group / New Mart Road Limited for Proposal of Application Notice.

21/04830/PAN

**at Site 117 Metres Southwest of 6, New Market Road,
Edinburgh**

Redevelopment to form build-to-rent housing and purpose-built student accommodation with associated ancillary development, demolitions, public realm, landscaping and access.

Item number

Report number

Wards

B09 - Fountainbridge/Craiglockhart

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at a site 117 metres southwest of 6 New Market Road, Edinburgh for redevelopment to form build-to-rent housing and purpose-built student accommodation with associated ancillary development, demolitions, public realm, 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 (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 measures 4.4 acres and is located to the south-west of New Market Road, on the south side of New Mart Road.

The site is occupied by a range of buildings that formed part of the historic 'New Markets' built between 1905 and 1918 which include the Corn Exchange to the north of the site. A significant area of the site is occupied by the category B listed former Livestock Sheds dating from 1912 by James A Williamson, Superintendent of Works, comprising a five-aisled, steel-framed cattle shelter with a corrugated asbestos and glass roof (reference LB30283, listed on 16.06.1992). These are in use as five aside football pitches. The associated rendered range of buildings along the south-east edge of the site comprising the former auction ring and livestock sheds are listed as part of the curtilage and are in use as a tenpin bowling alley and snooker/pool hall.

The main buildings of the historic market complex are located to the north east of the site on New Market Road and north of the site on New Mart Road as follows:

- 11 New Market Road, Corn Exchange, category B listed (reference LB30282, listed on 16.06.1992);
- 8-9 New Market Road, Newmarket Pockets, Former Market Refreshment Rooms, category C listed (reference LB30281, listed on 16.06.1992);
- 6 New Market Road, St Cuthbert`s Association Cattle Depot, category B listed (reference LB30280, listed on 10.06.1992); and
- New Mart Road, John Swan and Sons Livestock Market including Caretaker's House, gates and gate piers, category B listed (reference LB30317, listed on 01.07.1994).

The site is mainly level with a marked drop in level between the adjacent Asda supermarket car park and range of buildings containing the tenpin bowling alley and snooker/pool hall. The primary access into the site for pedestrians and vehicles is off New Market Road and there is a historic entrance to the west of this access which is now used for servicing and deliveries to the Corn Exchange complex. Another vehicular entrance accesses the south-west corner of the site off New Mart Road through locked gates.

The surrounding area is mixed-use in character, including predominantly three-storey, modern residential flats to the immediate north beyond the former John Swan and Sons Livestock Market, now in use as offices and small-scale business units. The Corn Exchange buildings, restored in 1999, are in use as a concert and entertainments venue with a bar/bistro occupying the former Market Refreshment Rooms and a meat wholesaler is in the historic St Cuthbert`s Association Cattle Depot.

An Asda supermarket and associated car park lies to the south-east of the site and a gym with extensive car parking occupies the land to the south-west of the site. The Risk Factory community centre is beyond the gym site beside the Water of Leith.

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 redevelopment of the site to form build-to-rent housing and purpose-built student accommodation with associated ancillary development, demolitions, public realm, landscaping and access.

3.2 Key Issues

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

a) The proposal will preserve the character and setting of the listed buildings;

The impact of the proposal on the character of the category B and C listed buildings on the site and other listed buildings in the surrounding area will be considered against the provisions of Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The development will also be assessed against Historic Environment Scotland's Managing Change in the Historic Environment guidance notes.

Listed Building Consent will be required for the demolition/alteration of any structures on the site.

b) The principle of the development is acceptable in this location;

The site is located within an Urban Area and Local Centre as defined in the Edinburgh Local Development Plan (LDP). Policies Emp 9 - Employment Sites and Premises, Hou 1 - Housing Development, Hou 6 - Affordable Housing and Hou 8 - Student Accommodation are particularly relevant in terms of the redevelopment of the site for built-to-rent and student housing. Policy Ret 5 - Local Centres presumes against non-retail development this location which would have a detrimental impact on the function of the centre.

c) The scale, design, layout and materials are sustainable and acceptable within the character of the area;

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 proposed design has considered the Council's policies and guidance.

A Sustainability Statement and Design and Access Statement will be required to support the planning application.

d) The proposal is not detrimental to the amenity of neighbours and future occupiers of the development;

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance.

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.

A Noise Impact Assessment, an Air Quality Assessment and a Daylighting, Privacy and Sunlight Analysis will be required in support of the planning application.

e) The proposed access arrangements, connectivity and parking levels are acceptable;

The proposal shall have regards to the LDP transport policies and the Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles.

f) The proposal has acceptable impacts on infrastructure;

The application will be required to make appropriate developer contributions in accordance with LPD Policy Del 1 - Developer Contributions and Infrastructure Delivery.

g) 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 are will be required:

- Pre-application Consultation Report;
- Planning Statement;
- Heritage Statement;
- Condition Survey;

- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Daylight, Privacy and Overshadowing Analysis;
- Noise Impact Assessment;
- Air Quality Assessment;
- Sustainability Form S1;
- Sustainability Statement;
- Affordable Housing Statement;
- Transport Statement;
- Waste Management information.
- Bat Survey;
- Flood Risk Assessment and drainage information and
- Surface Water Management Plan.

The application has been screened for an Environmental Impact Assessment (EIA) and no EIA 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

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 21/04830/PAN) has been advertised in the Edinburgh Evening News.

The applicant notified Hutchison/Chesser, Craiglockart and Longstone Community Councils, along with the Ward Councillors, South West Neighbourhood Partnership and area MSPs on 9th September 2021.

The applicant held online events on Thursday 14th October 2021 between 4pm and 8pm.

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

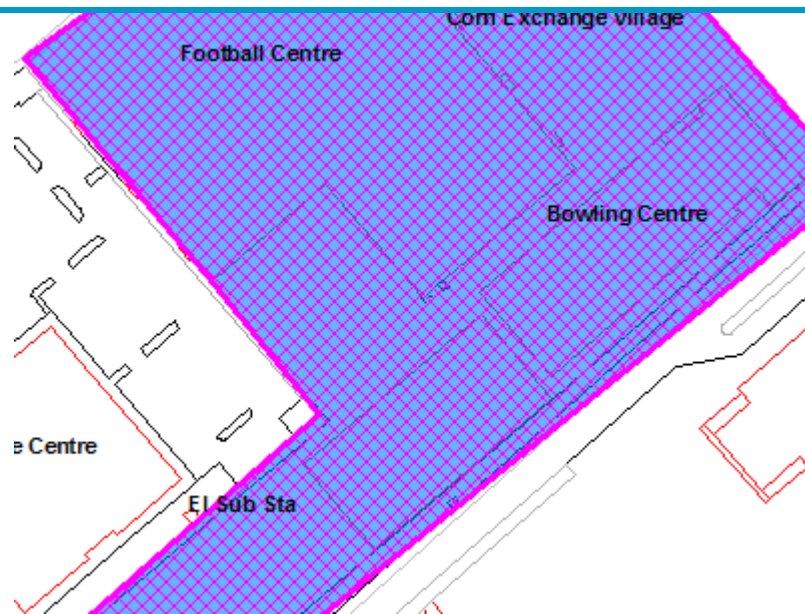
PLACE

The City of Edinburgh Council

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Location Plan



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