

Development Management Sub Committee

Wednesday 26 January 2022

Report for forthcoming application by

Lady Road Investment SARL. for Proposal of Application Notice

21/06125/PAN

at Cameron Toll Shopping Centre, 6 Lady Road, Edinburgh. Proposed redevelopment of Cameron Toll neighbourhood centre, to include residential and hotel uses along with improvements to public realm and improved pedestrian, cyclist routes within the site and associated landscaping.

Item number

Report number

Wards

B15 - Southside/Newington

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the proposed redevelopment of Cameron Toll neighbourhood centre, to include residential and hotel uses along with improvements to public realm and improved pedestrian, cyclist routes within the site and associated landscaping at Cameron Toll Shopping Centre, 6 Lady Road, Edinburgh

In accordance with the Town and Country Planning Act 1997, as amended, the applicant submitted a Proposal of Application Notice (21/06125/PAN) on 18 November 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

Cameron Toll consists of the shopping centre, two drive-through units and a petrol filling station. The building is surrounded by two service yards and approximately 1000 surface car parking spaces. The shopping centre is an inward-looking design with a large sloping glazed elevation and large blank elevations below. The building sits centrally within the site and has entrances to the north and south. Vehicular access to the site is from Lady Road and directly off Cameron Toll roundabout. The site sits at a lower level than the surrounding roads, park and tennis club.

The site is bounded to the east by Inch Park, and to the north and west by Lady Road and Liberton Road with residential properties beyond. The southern boundary comprises The Conan Doyle Medical Centre and the Braid Burn, which is a local nature conservation site. Immediately adjacent to the southern boundary is the Craigmillar Park Tennis Club.

Liberton Bank House is situated to the south west, which is category C listed (reference 47155, re-listed in May 2000 when its historical associations with the author Sir Arthur Conan Doyle were recognised).

The west boundary contains mature trees and lies below the level of the adjoining Liberton Road. Immediately outwith the eastern boundary there are mature trees within the landscape of Inch Park.

The Craigmillar Park Conservation Area adjoins the western boundary of the shopping centre car park.

This application site is located within the Craigmillar Park Conservation Area.

2.2 Site History

3 July 2012 - Planning permission granted for an extension to Cameron Toll Shopping Centre to include retail (Class 1), restaurant/cafe (Class 3) and leisure (Class 11) uses, external alterations to existing shopping centre, creation of pedestrian link from Liberton Road, additional car parking including formation of a car park deck and associated landscaping (as amended) (application number: 09/01141/FUL).

28 July 2015 - Planning permission granted for two drive thru units with associated access, car parking and landscaping (application number: 15/02366/FUL).

11 August 2016 - Planning permission granted for change of use of part of the first floor of Cameron Toll Shopping Centre to a Class 11 health and fitness club (application number: 16/02296/FUL).

12 January 2017 - Planning permission granted for a section 42 application to vary the wording of Condition 9 of planning permission (09/01141/FUL) to state that an updated otter survey shall be agreed with the Head of Planning, including mitigation measures. Prior to commencement of development, a timescale for the completion and submission of the updated otter survey shall be agreed with the Head of Planning (application number: 15/02170/FUL) This formed a new planning permission for the development previously granted planning permission under reference number 09/01141/FUL.

3 July 2020 - Planning permission granted for a cinema development (Class 11) with ancillary Class 1 (retail), Class 2 (Financial and Professional Services) and Class 3 (Food and Drink) use, reconfiguration of existing car park and landscaping (as amended) (application number: 19/06001/FUL).

Main report

3.1 Description of the Proposal

The applicant proposes the redevelopment of the existing Cameron Toll neighbourhood centre, to include residential and hotel uses, along with improved public realm and pedestrian and cyclist routes within the site.

3.2 Key Issues

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

a) The principle of the development is acceptable in this location.

Cameron Toll is designated as a Commercial Centre and is located within the Urban Area as shown on the Local Development Plan (LDP) map. The site will be assessed against all relevant policies within the LDP. In terms of the principle of development, of particular importance are policies Hou 1 (Housing Development) and Emp 10 (Hotel Development). Policy Hou 1 advises that housing development will be prioritised on suitable sites in the urban area, provided the proposals are compatible with other policies in the plan. Policy Emp 10 advises that hotel developments will be permitted in locations within the urban area with good public transport access to the city centre.

The LDP is now over five years old. Therefore, should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance.

The proposal will be assessed against relevant design policies in the LDP as well as the Edinburgh Design Guidance. The application 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 application in addition to daylight, overshadowing and privacy information for the proposal's future residents and neighbouring properties.

The proposal should be based on a design concept that draws upon positive characteristics of the surrounding area. Policy Des 4 (Development Design - Impact on Setting) states development should have a positive impact on its surroundings, having regard to height and form; scale and proportions, including the spaces between buildings; position of buildings and other features on the site; and materials and detailing.

For the residential use, information will be required to show compliance with policy Des 5 (Development Design - Amenity). Information should be submitted with the application assessing how the development will impact on levels of daylight, sunlight and overshadowing. This assessment should include impacts on residents of the building as well as neighbours. Policy Hou 3 (Private Green Space in Housing Development) should also be addressed.

A Noise Impact Assessment will be required to demonstrate how residential amenity will be protected from existing uses nearby, particularly the drive-thrus and the servicing of the shopping centre (servicing vehicles and plant).

c) Transport matters are acceptable in terms of road safety, public transport accessibility and parking.

The masterplan should include a review of the public realm and transport infrastructure of the whole site. Pedestrian permeability and connectivity through the site and beyond will be key considerations. LDP transport policies and the Edinburgh Design Guidance including the Edinburgh Street Design Guidance and relevant factsheets will apply to the proposal. The applicant will be required to provide transport information including a travel plan and will need to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

Consideration should also be given to the tram safeguard on Lady Road and how this can be potentially integrated with the site in future.

d) The impact on trees and ecology within the site as a result of the development.

Reasoned justification will be required for the loss of any trees from the site. A tree survey will be required in the form specified in BS 5837:2012 for all trees with a stem diameter of 75mm or more, at 1.5m above ground on the site or within 12m of its boundary. The trees should also be assessed in terms of possible bat roosts.

e) 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;
- Landscape and Visual Impact Assessment;
- Sustainability Form S1;
- Daylight, Privacy and Overshadowing Information;
- Transport information;
- Waste Management Information and Servicing Strategy;
- Ground investigations/Site investigations;
- Drainage Information and Surface Water Management Plan;
- Noise Impact Assessment;
- Landscape proposals, including open space requirements and public realm;
- Tree survey and tree protection plan and
- Protected Species/Ecology Information.

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

Due to 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 introduced a consultation webpage providing details of the proposal in the form of an online public exhibition. The public exhibition will run online via the webpage and in Cameron Toll shopping centre until 14 January 2022.

It is proposed that a further public exhibition event will take place online via the webpage on 16 February 2022. The event will be advertised on the webpage and in the local press seven days in advance of the exhibition. Members of the public will be asked for comments by 2 March 2022 (21 days after the event has been advertised, and 14 days after the online event).

The results of the consultation event(s) will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

The applicant notes in the PAN application form that the Community Councils of Liberton, Gilmerton/Inch and Grange/Prestonfield all received notification of the PAN. Local ward councillors were notified on 17 November 2021 and included all of the ward councillors for Southside/Newington and Liberton/Gilmerton.

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: Alex Gudgeon, Planning Officer

Location Plan



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