

Development Management Sub Committee

Wednesday 29 June 2022

Report for forthcoming application by

Shelborn Edinburgh Limited. for Proposal of Application Notice

22/01063/PAN

at 1 & 3 Redheughs Avenue, Edinburgh, EH12 9RH. Redevelopment of site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 / Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and associated works.

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 for the 'redevelopment of site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 / Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and associated works' at 1 & 3 Redheughs Avenue, Edinburgh, EH12 9RH. The proposal will be in the form of a major detailed planning application.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 22/01063/PAN on 03 March 2022.

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 site is located to the south of Redheughs Avenue and includes Drummond House and the Younger Building. The site includes areas of hard standing which are used for car parking and a central landscaped green space. Trees and hedges are located around the site's edges and form part of the structural landscape character in the area. The site is currently in business use and the land surrounding is generally within business use. The site is bounded by Redheughs Avenue to the north, Lochside Court to the west, South Gyle Crescent to the east, and neighbouring development to the south which is separated by a tree-lined boundary. In addition to surrounding business and office uses, prominent features in the surrounding area include the Edinburgh Tram line, the city bypass and Edinburgh Park train station.

2.2 Site History

26 October 1994 - Application granted for approval of some reserved matters listed in Outline consent of April 1994 re siting, access & parking (as amended) at 1 Redheughs Avenue (application reference: 94/01607/REM).

03 November 1998 - Application granted to construct 3 storey office development adjacent to 1 Redheughs Avenue (application reference: 97/03062/FUL).

31 May 2022 - Application submitted for the refurbishment of existing office building, including installation of photovoltaic panels, changes to car parking provision, landscaping, introduction of new bike shelter and associated works at 3 Redheughs Avenue (application reference: 22/02718/FUL). This application is pending consideration.

Main report

3.1 Description Of The Proposal

The proposal will be for the redevelopment of the site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 / Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure, and associated works.

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

The site is identified as being within the urban area and Edinburgh Park/South Gyle in the Edinburgh Local Development Plan (LDP). The site contains an area of open space as identified in the LDP proposals map as well. Any application for this site will have to meet the requirements that are set out in the LDP Development Principles for Edinburgh Park/South Gyle. The LDP vision for this area is 'to create a thriving business and residential community, well integrated with the rest of the city through good public transport, pedestrian and cycle connections, a more balanced mix of uses and facilities and high-quality public realm and green spaces'. In this context, LDP policy Del 4 (Edinburgh Park/South Gyle) will apply to any proposal.

This policy aims to promote a better mix of uses in Edinburgh Park/South Gyle and still retain its important role as a strategic business location. The LDP's ambition for this area is to change the character of the Edinburgh Park/South Gyle area over time from a business dominated environment with limited evening and weekend activity to a thriving mixed use and well-integrated part of the city. The site lies within area EP1 of the Edinburgh Park/South Gyle development principles plan in the LDP which is a 'mixed use area, business, residential and ancillary uses, and commercial hub' and any proposal will be required to demonstrate how it complies with these principles.

Policy Emp 1 (Office Development) states that high quality office development will be supported at strategic centres such as Edinburgh Park/South Gyle and this policy must be considered in any future application.

The impact of the proposal on existing LDP designated open space from any development proposal would need to be considered in the context of policy Env 18 (Open Space Protection) which sets out the criteria for proposals where any loss is proposed.

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 design policies of the Local Development Plan

The applicant will be required to comply with all relevant design policies within the LDP as well as guidance where applicable, such as the Edinburgh Design Guidance. A design and access statement will be required to support the application as well as visual impact information in which viewpoints will require to be identified and assessed. The site contains an established landscape structure in the form of trees and hedges at boundaries and these must be considered in any proposal.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility

The proposal shall have regards to LDP transport policies, the Council's parking standards, and 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 parking standards, including service arrangements and cycle parking provision.

d) There are any other environmental factors that require consideration

The applicant will be required to submit sufficient information to demonstrate that the proposal complies with the LDP, and that site can be developed without having an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Townscape or Landscape and Visual Impact Assessment;
- Sustainability Form S1 and sustainability information;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information and
- Noise/air quality information.

The above is not an exhaustive list and other supporting details or assessments may be identified prior the application being submitted or during the application assessment stage.

The proposal will need to be screened for an Environmental Impact Assessment.

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

In light of 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 stated their intention to hold two formal public consultation events, in the form of online exhibitions. The events will be hosted at:

www.edinburghgreen.consultationonline.co.uk. The dates of these events are still to be confirmed. An advertisement will be placed in the local press advertising the online events at least 7 days beforehand.

The applicant notes in the PAN application form that Corstorphine Community Council; Ratho and District Community Council; Sighthill, Broomhouse and Parkhead Community Council; Stenhouse and Saughton Mains and Whitson Community Council have received notification of the PAN.

The following local ward councillors were notified of the PAN on 03 March 2022:

- Drum Brae/Gyle Ward Councillors Claire Bridgman, Mark Brown and Robert Aldridge;
- Almond Ward Councillors Graham Hutchison, Kevin Lang, Louise Young and Norrie Work;
- Sighthill / Gorgie Ward Councillors Ashley Graczyk, Catherine Fullerton, Denis Dixon and Donald Wilson;
- Corstorphine / Murrayfield Ward Councillors Robert Aldridge, Claire Bridgman and Mark Brown.

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

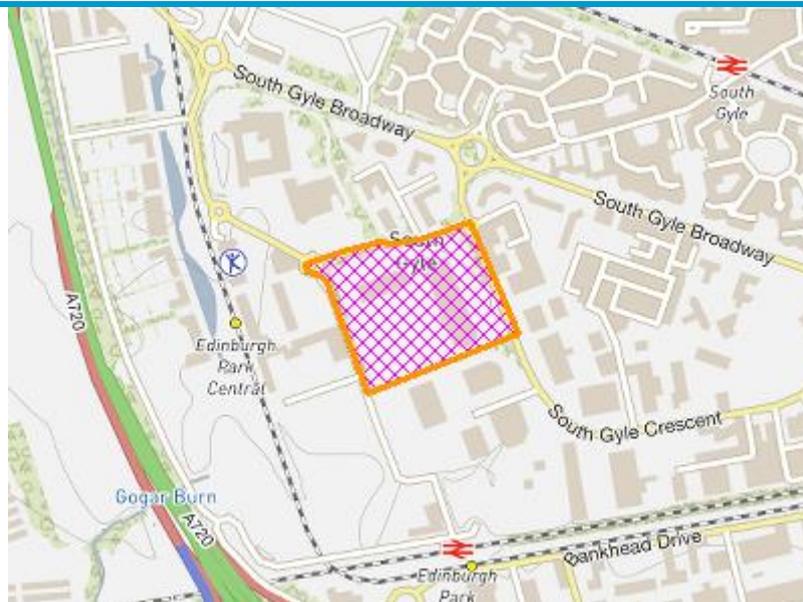
Background reading/external references

- 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](#)

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Location Plan



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