

Development Management Sub Committee

Wednesday 23 November 2022

Report for forthcoming application by

**Dundas Estates & Development Company Limited for
Proposal of Application Notice.**

22/04983/PAN

at 499 Gorgie Road, Gorgie, Edinburgh.

Demolition of yard buildings and 16 no. garages serving existing tenement properties, construction of replacement parking court comprising 12 no. garages and 4 no. parking spaces to serve existing tenement properties and erection of 63 new homes with associated access, landscaping, parking and services.

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 for the demolition of yard buildings and 16 no. garages construction of replacement parking court and erect 63 new homes with associated access, landscaping, parking and services at 499 Gorgie Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/04983/PAN on 27 September 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 approximately 0.77 hectares in area and includes an existing row of residential tenement flats known as Delhaig which front Gorgie Road with access taken into the site from Gorgie Road via an existing access between the existing tenement flats.

Behind the tenement row a section of the site comprises partly vacant brownfield ground, 16 domestic garages associated with the neighbouring Delhaig tenement block, and several yard buildings with associated car parking areas located within the site off of Gorgie Road.

The northern site boundary follows the building line of the residential properties which form the Delhaig tenement flats. There is an existing stone wall which forms the southern boundary of the site, with a mature tree belt also present along the southern boundary running along Chesser Gardens. The site boundary to the east is formed by existing warehousing sheds and the site boundary to the west is formed by both the existing stone boundary wall associated with 499 Gorgie Road and the garden boundary of the residential properties at 499a and 501 Gorgie Road.

The surrounding area is mixed use in nature, with business, industrial and residential uses present.

2.2 Site History

Development site:

12 September 2012 - Planning permission granted for a change of use from building supplies depot (as amended from Class 1 retail) to centre for life coaching seminars, counselling, career seminars and training, musical and choir practice (class 10) at unit 3, 499 Gorgie Road, Edinburgh (application reference 12/02470/FUL).

Adjacent sites:

9 August 2018 - Planning permission granted for a change of use from existing office building (Class 4) to flat residential development (Sui Generis) with ground floor commercial uses (Class 1, 2 and 11) at 500 Gorgie Road, Edinburgh (application reference 17/00422/FUL).

26 February 2020 - Planning permission granted for material variation to application ref: 17/00422/FUL to reduce commercial floor space and create 2 additional flats (plot no. 164 and 165) at 500 Gorgie Road, Edinburgh (application reference 19/01297/FUL).

Main report

3.1 Description of the Proposal

An application for detailed planning permission will be submitted for the demolition of yard buildings and 16 no. garages serving existing tenement properties; construction of replacement parking court comprising 12 no. garages and 4 no. parking spaces to serve existing tenement properties and, erection of 63 new homes with associated access, landscaping, parking and services.

No further details have been submitted regarding the proposed design of the residential retail or leisure units as well as access and landscaping.

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 within the urban area where residential development is considered acceptable in principle.

The specific site proposals will be assessed against the relevant policies of the LDP. This includes policy Hou 1 Housing Development, which sets out criteria for considering the suitability of sites for housing. Policy Hou 6 - Affordable Housing requires consideration given the number of residential units proposed, and requirement for onsite delivery of affordable homes. Given the presence of existing employment uses located on site, LDP policy Emp 9 Employment Sites and Premises, will need to be considered in relation to the redevelopment of employment sites or premises in the urban area for uses other than business, industry or storage.

b) the Design, Scale and Layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance

The application will be for detailed planning permission. A design and access statement will be required to accompany the application. The layout and design of the proposal will be assessed against the requirements of the Edinburgh Design Guidance.

c) the proposal is acceptable in terms of residential 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.

d) access arrangements are acceptable in terms of road safety and public transport accessibility

The application should have regard to the transport policies of the LDP and Designing Streets. Consideration should be given to prioritising pedestrian and cycle movement. Transport Information will be required to support this application.

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 an unacceptable impact on the environment. In order to support the application, the following documents are likely to be expected (this list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Daylighting, Sunlight and Privacy analysis;
- Townscape and Visual Impact Assessment;
- Transport Information;
- Archaeology Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Contaminated land survey;
- Noise Impact Assessment;
- Air Quality Impact Assessment and
- Sustainability Statement.

The proposal will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment 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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 22/04983/PAN) and subsequent information from the agent outlined an outlined:

Pre-event publicity including emails to key stakeholders, press releases in Edinburgh Evening News and flyer distribution in the local community a statutory advert.

Two public exhibitions on Wednesday 16th November 2pm - 6pm and Wednesday 30th November.

An online exhibition on Tuesday 4th October 3pm to 7pm, with reminders posted on social media.

Direct consultation with all relevant parties including local ward councillors, constituency MP and MSP, community organisations and immediate neighbours to the site, including existing tenants.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

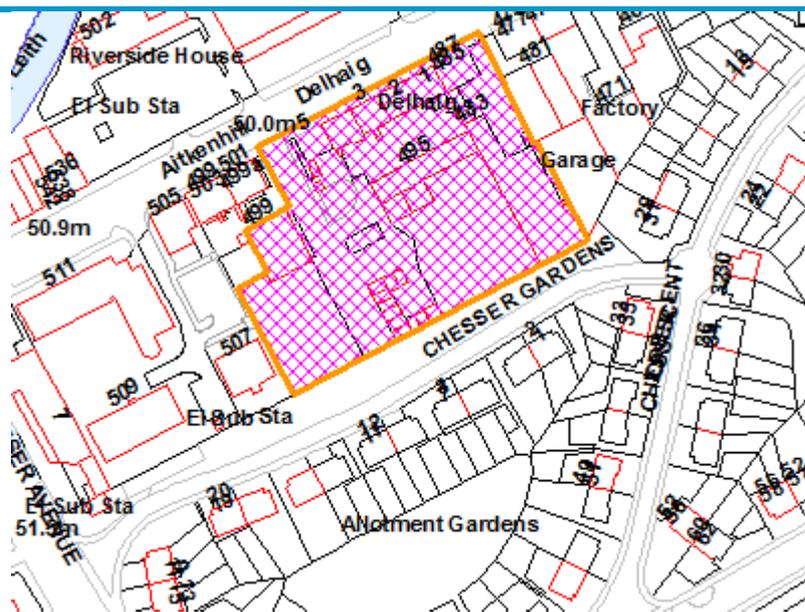
Background reading/external references

- 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](#)

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Location Plan



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