

Development Management Sub Committee

Wednesday 23 November 2022

Report for forthcoming application by

Artisan Real Estate. for Proposal of Application Notice

22/05019/PAN

at 525 Ferry Road, Edinburgh, EH5 2DW.

Proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping and parking.

Item number

Report number

Wards

B05 - Inverleith

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 an office building and the development of a residential development with associated commercial and ancillary uses, landscaping and parking.at 525 Ferry 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 22/05019/PAN on 4th October 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 lies on the south side of Ferry Road and has an area of approximately 1.4 hectares.

There is an existing freestanding building on the site which is set back from the road and has planting and car parking to the front. There is an access road running along the front of the building and to the rear. This links through to a hotel to the west. The building is of a modern design with glazed outer walls and varying building height.

Directly opposite the site to the north are commercial premises, with the Morrisons food store further to the east. To the south is a residential development. To the east are playing fields, and directly to the west is the Village Hotel, with a car park fronting the site.

The boundary of the Inverleith Conservation Area lies to the east of the site.

2.2 Site History

24 February 2000 Office development granted planning permission, with associated car parking and landscaping (as amended) (application reference 99/03373/FUL)

History of neighbouring sites

Site to west:

04 July 2013 Demolition of existing office building and construction of five storey hotel (Class 7) with associated facilities, car parking, hard and soft landscaping. (Application reference 12/04235/FUL)

Site to north:

28 October 1999 Demolition of offices, upgrade and cladding of production building and construction of new offices (application reference 99/02047/FUL).

05 May 2004 Permission granted for a three storey testing facility and new offices in the north east part of the site (application reference 02/01321/FUL)

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for the demolition of the existing building, and a new residential development, with commercial and ancillary uses, landscaping and parking.

No details have been submitted regarding number of units, commercial or other uses, access, design or any other aspect of the proposal.

3.2 Key Issues

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

a) The proposal will preserve or enhance the setting of the Inverleith Conservation Area;

The impact of development on the setting of the conservation area will be considered within the context of Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which states: "In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The impact of land use and the scale and form of the development on the setting of the conservation area will be considered against Policy Env 6 in the Edinburgh Local Development Plan.

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

The site is located within an Urban Area as defined in the Edinburgh Local Development Plan (LDP). Policies Emp 9 - Employment Sites and Premises, Hou 1 - Housing Development and Hou 6 - Affordable Housing are particularly relevant in terms of the redevelopment of the site.

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 will have a detrimental impact on 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 will be required:

- Pre-application Consultation Report;
- Planning Statement;
- 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;
- Flood Risk Assessment and drainage information;

- Surface Water Management Plan;
- Bat Survey and
- Tree Survey.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 22/05019/PAN) outlined the following pre-application consultation:

- Leaflet drop in the local area;
- Publication in the Edinburgh evening News dated 21st October 2022; and
- three consultation events at the site. The first took place on Saturday 29th October from 1pm to 4pm at FetLor Youth Club, 122 Crewe Road South.

The applicant notes in the PAN application that Stockbridge and Inverleith Community Council, Granton and District Community Council and Craigleith/Blackhall Community Council received notification of the PAN on 3rd October 2022.

The applicant further advises that the following councillors were notified of the PAN on 3rd October 2022: Councillor Jule Bandel, Councillor Max Mitchell, Councillor Vicky Nicolson and Councillor Hal Osler. The following Councillors were notified on 7th October 2022: Councillor Kayleigh O'Neill, Councillor Gammy Day, Councillor Sanne Dijkstra-Downie, and Councillor Stuart Dobbin.

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

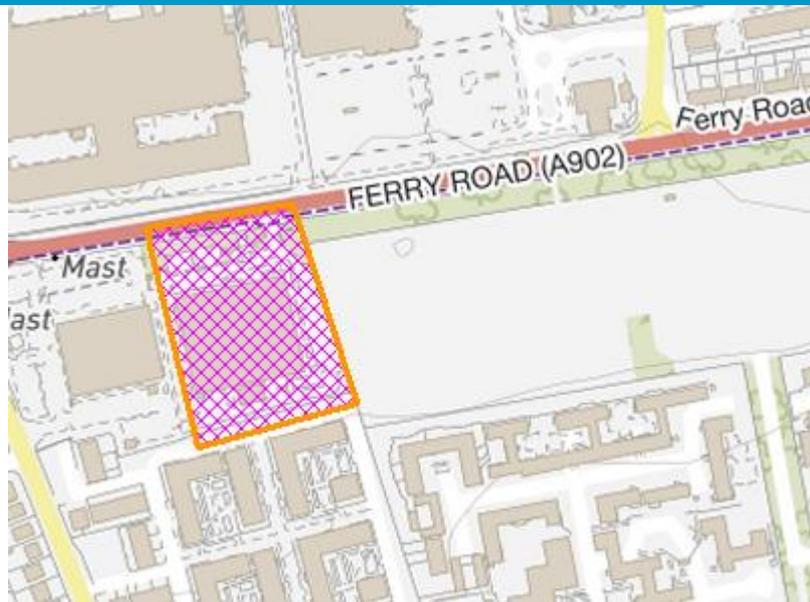
Background reading/external references

- 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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