

# Development Management Sub Committee

**Wednesday 8 February 2023**

**Report for forthcoming application by**

**GSS Newbridge Limited for Proposal of Application Notice**

**22/06357/PAN**

**at land south west of, Old Liston Road, Newbridge.**

**Notice for detailed planning permission (FUL) for Phase 1 - Logistics, business and industrial development, related uses including trade counter and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development (including Class 1), associated access, infrastructure and landscaping.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for planning permission for the initial phase for the logistics, business and industrial development, related uses including trade counter and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development (including Class 1), associated access, infrastructure and landscaping.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/06357/PAN on 13 December 2022.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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- 1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

The application site is to the south west of Newbridge village and has previously been developed. It is the vacant former Continental Tyres site. To the north there is housing and to the east there are storage and distribution warehouses and a Scheduled Ancient Monument - Huly Hill, Cairn and Stone Circle. To the south is the main Edinburgh-Glasgow railway line and to the west the River Almond.

Newbridge itself sits to the south of the A8 and east of the M8. It is surrounded, except to the west, by industrial, commercial and business uses. Edinburgh Airport Public Safety Zone passes through the site and nearby is the motorway network with Newbridge Roundabout connecting the M8 and M9 motorways and the A8.

### **2.2 Site History**

08 September 2014 - Planning Permission in Principle granted for proposed demolition of existing buildings and redevelopment of site to provide new residential development including family + affordable housing, residential care home, public transport facilities, community recycling facilities, new access roads, car parking, footpaths + cycleways, public park, open space, landscaping + other ancillary community facilities at 1A Old Liston Road Newbridge EH28 8SJ (application number 07/04646/OUT);

15 May 2020 - Approval of Matters Specified in Conditions approved/granted to address conditions 1, 4, 5, 6, 7, 8, 9, 11, 13, 14, 15, 18, 19 and 20 with further required design details in accordance with requirements of original Planning Permission in Principle (as amended) at 1A Old Liston Road Newbridge EH28 8SJ (application number 19/01848/AMC);

12 December 2022 - Request for a Screening Opinion under Section 8(1) of the Town and Country Planning (Environmental Impact Assessment) (EIA) (Scotland) Regulations 2017 (EIA Regulations), in order to determine the Council's views as to whether the proposed logistics, business and industrial development at Land at 1A Old Liston Road, Newbridge, Edinburgh, EH28 8SJ (site of the former Continental Tyres Factory) constitutes EIA development (re proposed PPP application) at Land South West Of Old Liston Road Newbridge Edinburgh (application number 22/06263/SCR);

9 January 2023 - Proposal of Application Notice approved for planning permission in principle (PPP) - Logistics, business and industrial development, related uses including trade counter and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development (including Class 1), associated access, infrastructure and landscaping at Land South West Of Old Liston Road Newbridge Edinburgh (application number 22/06262/PAN); and

11 January 2023 - application received for request for a Screening Opinion under Section 8 (1) of the Town and Country Planning (Environmental Impact Assessment) (EIA) (Scotland) Regulations 2017 (EIA Regulations) for proposed logistics, business and industrial development at Land at 1A Old Liston Road, Newbridge, Edinburgh, EH28 8SJ (site of the former Continental Tyres Factory) constitutes EIA development (re: proposed detailed planning application) at Land South West Of Old Liston Road Newbridge Edinburgh (application number 23/00111/SCR).

Other site history:

13 September 2001 - outline planning permission granted for Offices (Class 4) and hybrid industrial units (Class 4,5 and 6) development with associated car/vehicle parking and landscaping at 1A Old Liston Road Newbridge Edinburgh EH28 8SJ (application number 00/03246/OUT); and

24 August 2006 - planning permission refused for proposed demolition of existing buildings and redevelopment of site to provide new residential development including family and affordable housing, access roads, car parking, footpaths and cycleways, public park, open space, landscaping and other ancillary facilities at 1A Old Liston Road Newbridge Edinburgh EH28 8SJ (application number 06/01924/OUT).

## **Main report**

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### **3.1 Description of the Proposal**

Application for detailed planning permission for an initial phase of development relating to the erection of a logistics, business and industrial development, related uses including trade counter and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development (including Class 1), associated access, infrastructure and landscaping.

### **3.2 Key Issues**

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

#### **a) the principle of development is acceptable in this location**

The site is situated in the Urban Area and is allocated for housing (HSG4 - West Newbridge) as defined in the Edinburgh Local Development Plan. It is also allocated for housing in the City Plan 2030 (H65 - Old Liston Road). The existing land is vacant and was formerly the Continental Tyres factory site.

Any application will be required to justify the proposed use for logistics, business and industrial development and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development, such as a trade counter (including Class 1). It will need to demonstrate how this proposal will knit into Newbridge, how it will improve the environment and how it will improve connectivity including for active travel.

**b) 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.

**c) 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 development's relationship to the adjacent buildings neighbouring the land to ensure that neighbouring amenity is adequately protected.

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

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

The proposal shall have regards to the LDP transport policies, the Edinburgh Street Design Guidance and the parking standards in the Edinburgh Design Guidance. The applicant will be required to provide transport information to show the impact on the surrounding road network, demonstrate how the proposal provides for active and public transport travel, and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles. Full analysis of the connectivity as part of the forthcoming planning application is required.

**e) The proposal has acceptable impacts on infrastructure;**

The proposal may require infrastructure improvements. Should infrastructure improvements be required to support the proposed development, the application will be required to make appropriate developer contributions in accordance with LDP Policy Del 1 - Developer Contributions and Infrastructure Delivery.

## **f) 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 (PAC) report;
- Design and Access Statement;
- Landscape and Visual Impact Assessment;
- Tree survey;
- Surface Water Management Plan (SWMP) and Flood Risk Assessment (FRA);
- Preliminary Ecology survey;
- Sustainability Statement;
- Daylight, Sunlight and Overshadowing Analysis and
- Transport Statement.

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

The Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023 to proceed to adoption. On adoption the Revised Draft NPF4 (2022) will form part of the Council's Development Plan, but at present it remains a material consideration. As adoption of the Revised Draft NPF4 (2022) is understood to be imminent, and it is now the settled position of Scottish Ministers and the Scottish Parliament, it requires to be given significant weight. Revised Draft NPF4 (2022) lists various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

### **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**

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**4.1** The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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**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**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

Public consultation events in the form of a public exhibition (dates and times to be confirmed with the venue):-

1. Tuesday 31 January 2023, 3pm - 8pm, Newbridge Bowling Club, Old Liston Road
2. Thursday 23rd February 2023, 3pm - 8pm, Newbridge Bowling Club, Old Liston Road

- Dedicated e-mail established ([consultation@edi-approach.com](mailto:consultation@edi-approach.com));
- Consultation website established for online presence (<https://www.edi-approach.com/consultation>);
- Events to be communicated via the Community Council Facebook pages, and those of the community; and
- Leaflet drop (December 2022 and to coincide with newspaper advert dates)

The Decision Notice - Proposal of Application Notice dated 9 January 2023 requires additional consultation to be carried out:

- Send details re the PAN to Kirkliston Community Council
- Send details re the PAN to local constituency MP & MSPs

## **Background reading/external references**

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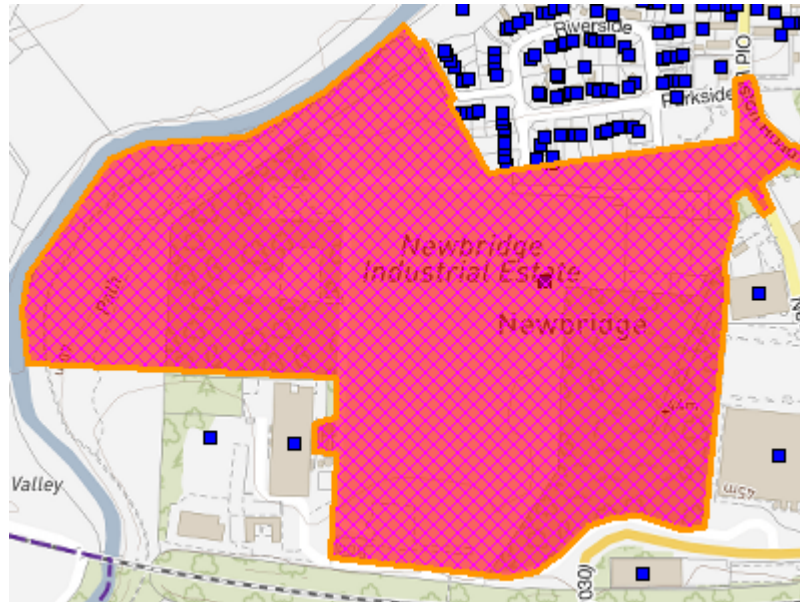
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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