

Development Management Sub Committee

Wednesday 11 September 2019

Report for forthcoming application by

Kiltane Developments Limited. for Proposal of Application Notice

19/03262/PAN

At 553 - 555 Gorgie Road and Land 29 Metres North Of 19 Stenhouse Mill Wynd, Edinburgh, EH11 3LE

Proposed student accommodation/ flatted residential/ local retail and class 3 development.

Item number

Report number

Wards

B07 - Sighthill/Gorgie

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the development of student accommodation, flatted residential, local retail and Class 3 development at 553-555 Gorgie Road and land 29 Metres North of 19 Stenhouse Mill Wynd, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 4 July 2019.

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 bounded by the Water of Leith to the north east, Gorgie Road to the north west with Stenhouse Mill Wynd defining the southern edge.

A five storey block, dating from the 1970s, fronts onto Gorgie Road. The ground floor is occupied by a motor vehicle dealership, with a mix of commercial space, some vacant, and student accommodation to the upper floors. A two storey industrial unit is situated to the rear, and is mostly occupied by a motorcycle dealership. The south eastern corner of the site comprises a fenced compound with containerised storage. This area formerly served as a car park.

The Water of Leith walkway runs along the north eastern edge of the site, this being defined by mature tree cover. A flatted residential block (3-5 storeys) dating from the early 2000s, is situated to the western edge of the site at the corner of Gorgie Road and Stenhouse Mill Lane.

Gorgie Road is of mixed-use character comprising a range of residential, commercial and industrial uses. The Chesser Local Shopping Centre, as designated in the LDP, lies approximately 200 metres to the north east of the site.

The Stenhouse Mill Industrial Estate is lies immediately to the south west, with the Category A listed Stenhouse Mill House (LB Reference:- 28125, Date of listing:- 14 December 1970) situated at the corner of Stenhouse Mill Wynd and Stenhouse Mill Lane.

The Edinburgh Local Development Plan designates the site as Urban Area. The Water of Leith Local Nature Conservation Site and designated areas of Open Space lie immediately to the north east.

2.2 Site History

553-555 Gorgie Road

2005-2018 - Various applications relating to different parts of the building including changes of use, installation of telecoms equipment and advertisements. Change of use applications include:-

27 September 2013 - Permission granted for part change of use of third and fourth floors of offices to student accommodation (Application reference:- 13/01256/FUL).

09 November 2016 - Permission granted for change of use of second floor from vacant office to student accommodation at 555 Gorgie Road (Application reference:- 16/04088/FUL).

03 November 2016 - Change of use and alterations to form new motorist centre (Application reference:- 16/04356/FUL).

25 November 2016 - Permission granted for change of use of first floor Class 4 offices to student accommodation (Application reference:- 16/04087/FUL).

South Eastern Part of the Site

23 June 2015 - Planning Permission refused for change of use form vacant car park to student residential accommodation (Application reference:- 15/01474/FUL).

03 April 2018 - Application lodged for the redevelopment of existing car park to residential development of 33 flats with in a five storey building. Decision pending. (Application reference:- 18/01429/FUL).

13 April 2018 - Planning granted for temporary change of use of private car park to self storage (in retrospect) (Application reference:- 18/00685/FUL).

Adjacent Sites

11 April 2019 - Application lodged for erection of purpose built accommodation at 543 Gorgie Road. Decision pending. (Application reference:- 19/01795/FUL).

Main report

3.1 Description Of The Proposal

The Proposal of Application Notice identifies proposed student accommodation, flatted accommodation with local retail and Class 3 development.

No further details of the proposals have been submitted at this stage.

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 located within the Urban Area. The site must be assessed against all relevant policies within the LDP policy including Hou 1 which sets out criteria for considering the suitability of sites for housing and Hou 8 which sets out requirements for student accommodation. The Council's Non-Statutory Student Housing Guidance, February 2016, will also be relevant to the consideration of this proposal.

Given the nature of the existing employment uses on parts of the site, LDP Policy Emp 9 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.

LDP Policy Ret 6, Out-of-Centre Development will also be applicable in assessing the nature of the proposed local retail element and its relationship with the designated Chesser Local Centre, lying to the north east.

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

The proposed design detail and form of application are unknown at this stage. Matters relating to the site context, detailed design and layout would need to be considered as part of the pre-application process. Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance.

The site's proximity to the adjacent Water of Leith will require consideration of issues relating to flooding and drainage, the potential impact of development on adjacent trees and the designated Local Nature Conservation Site.

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

The proposals should have regard to transport policies of the LDP. Transport information will be required to support the application with level of detail required being established through the pre-application process.

The requirements of the Council's 2017 Parking Standards will also be applicable.

d) 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 submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Archaeology Assessment;
- Tree Survey;
- Noise Impact Assessment; and
- Site Investigation Report.

The proposals will be required to be screened under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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 have been requested by the agent in relation to this proposal.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice 19/03262/PAN outlined arrangements for a public consultation event at the Gorgie Dalry Stenhouse Church, 537 Gorgie Road to take place on 3 September 2019. A leaflet invitation will be issued to local residents and businesses.

Councillors for the Sighthill/Gorgie Ward have been notified of the proposals. Hutchison/Chesser Community Council and Water of Leith Conservation Trust have also been issued with a copy of the Planning Application Notice. The results of the community consultation will be submitted with each 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](#)

David R. Leslie

Chief Planning Officer

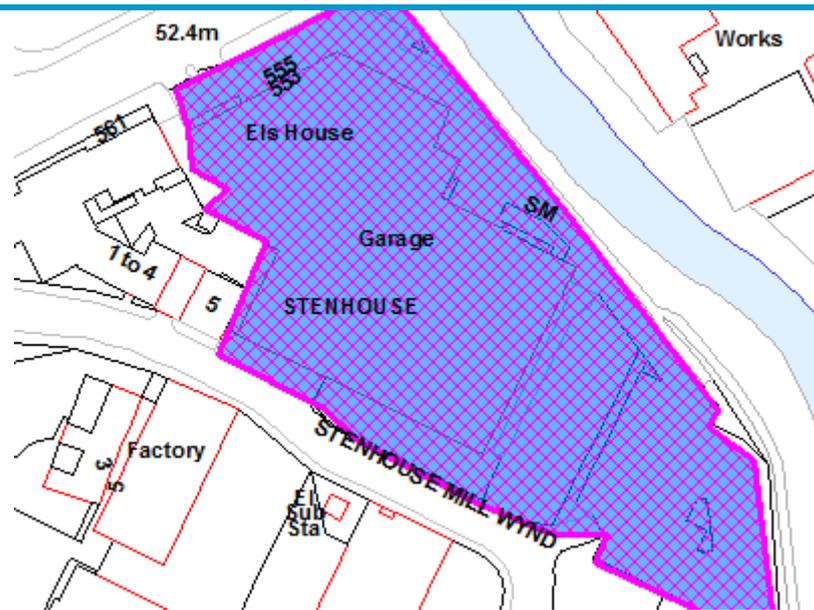
PLACE

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Location Plan



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