

Development Management Sub Committee

Wednesday 21 June 2023

Report for forthcoming application by

Balfour Beatty Investments Ltd. for Proposal of Application Notice

23/02186/PAN

at 140 Causewayside, Edinburgh, EH9 1PR.

Demolition of existing building and development of purpose-built student accommodation with landscaping, infrastructure, access and associated works.

Item number

Report number

Wards

B15 - Southside/Newington

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 the existing buildings on site and the erection of a purpose-built student accommodation development and ancillary uses at 140 Causewayside, 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 23/02186/PAN on 18 May 2023.

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 development site is an oblong shape, covering an area of 0.18 hectares, and lies to the south of the City Centre. The site has an existing building which was formerly used as an office.

The site comprises the main building fronting Causewayside, and an area of hardstanding to the north. The site is bounded to the west by residential gardens, and to the east, north and south by commercial and residential uses.

This application site is located between (but outwith) the Blacket Conservation Area and the Grange Conservation Areas.

This application site is located within the Grange Conservation Area.

2.2 Site History

There is no relevant site history.

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for the demolition of the existing buildings on site and the erection of a purpose-built student accommodation development with ancillary uses. No details have been submitted regarding number of units, type of accommodation, access or design.

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 in the Edinburgh Local Development Plan (LDP). The principle of the development may be acceptable, subject to compliance with other policies in the plan.

National Planning Framework 4 (NPF4) now forms part of the Development Plan. Policies in relation to Sustainable Places and Liveable Places, including those in relation to 20-minute neighbourhoods, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important cross-cutting policy considerations.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted, City Plan 2030 and NPF 4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

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

The application will be for full planning permission. Notwithstanding the above commentary in relation to the status of City Plan 2030, at the time of writing the proposal will be considered against LDP design policies, NPF 4 requirements, and the Edinburgh Design Guidance. The applicant will need to demonstrate a high-quality design and the suitability of the proposed layout, height, mass and scale of development within its context. Sustainability measures and the proposal's consideration of NPF 4 themes including climate change, and the six qualities of successful places will have to be clearly addressed. A design and access statement will be required to accompany the application.

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

The proposal should have regards to the Council's transport policy and guidance, as well as NPF 4 policy 13 (Sustainable Transport). Consideration should be given to any impact of traffic flows on local roads, with a view to maximising sustainable travel modes including public transport and active travel. Integration of the proposal with the surrounding road and path network will be important and a servicing strategy inclusive of waste and recycling arrangements will be required. Transport information will be required to support the application to demonstrate compliance with the Council's Cycle Factsheet.

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, it is anticipated the following documents may be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Landscape/Townscape and Visual Impact information;
- Archaeological Assessment;

- Ecology Appraisal;
- Flood Risk information and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Tree Survey
- Noise Impact Assessment and
- Phase 1 Habitat and Protected Species Survey.

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.

Environmental Impact Assessment:

The proposal and site 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: 23/02186/PAN) outlined:

Two public events; Event 1 - 15 June 2023 from 4pm to 7.30pm at Mayfield Salisbury Church, 18 W Mayfield, Edinburgh, EH9 1TQ
Event 2 - 27 July 2023 from 4pm to 7.30pm at Mayfield Salisbury Church, 18 W Mayfield, Edinburgh, EH9 1TQ

- Newspaper advertisements in the Edinburgh Evening News seven days prior to both events.
- Creation of project website with digital copies of exhibition materials accessible to the public available at www.140causewayside.scot
- Local leaflet drop to publicise the public consultation events and letters to immediate neighbours.
- Invitation to meet with the local community council.
- A copy of the PAN has been sent to all relevant parties including Grange and Prestonfield Community Council, local ward councillors, and the constituency MP and MSP.

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

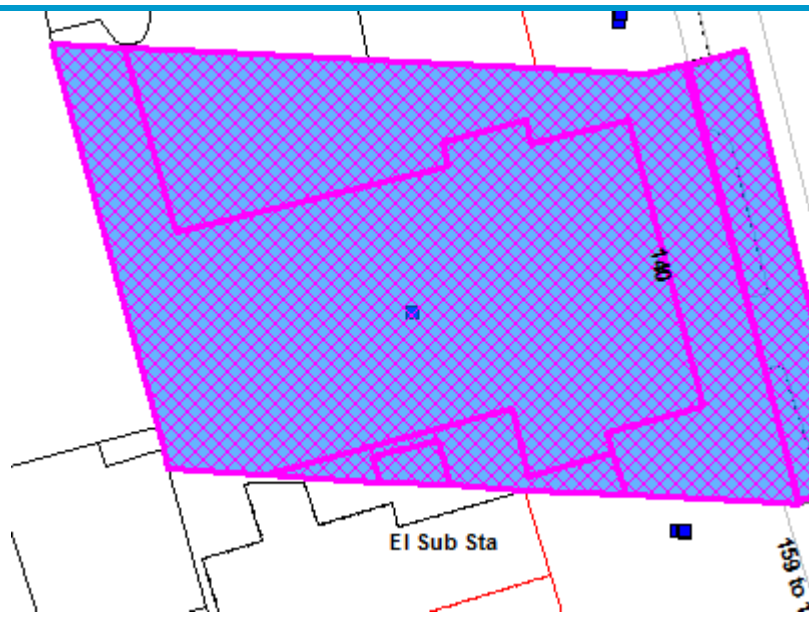
Background reading/external references

- 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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