

# Development Management Sub Committee

**Wednesday 4 October 2023**

**Report for forthcoming application by**

**Glencairn Property. for Proposal of Application Notice**

**23/03685/PAN**

**At 185 - 187 Dundee Street &, 4/5 Dundee Terrace,  
Edinburgh**

**Purpose built student accommodation, retail/commercial  
space and associated works.**

**Item number**

**Report number**

**Wards**

B09 - Fountainbridge/Craiglockhart

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for purpose built student accommodation, retail/commercial space and associated works at 185-187 Dundee Street and 4/5 Dundee Terrace, 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 23/03685/PAN on 14 August 2023.

## **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 a triangular piece of land bounded by Dundee Street, Dundee Terrace and West Approach Road. Currently there is a single storey flat roofed commercial building fronting Dundee Street which steps up to the equivalent of two storeys in height on Dundee Terrace. The rear of the western part of the building goes down to the street level of the West Approach Road. Vehicular accesses are from Dundee Terrace where there is also a service and parking area on the site.

Opposite and to the south there are four storey stone tenements and the area is predominantly residential. To the north, across Dundee Street and West Approach Road, is Dalry Community Park and to north-west is Dalry Cemetery. Dundee Street Local Centre is nearby and Dundee Street is a busy main thoroughfare with a frequent bus service.

The site is not within a conservation area.

### 2.2 Site History

There is no relevant planning site history.

## Main report

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### 3.1 Description Of The Proposal

An application for planning permission will be submitted for purpose built student accommodation, retail/commercial space at ground floor level and associated works. The existing buildings on the site will be demolished. No details have been submitted with the PAN 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 relevant 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 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 National Planning Framework 4 (NPF4) and the Local Development Plan (LDP) as well as non-statutory guidance where applicable (e.g. Edinburgh Design Guidance). Should the status of City Plan 2030 change, for example it becomes a material planning consideration, its policies would form part of the assessment of the planning application.

The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance. A high quality design is expected and should show 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 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 Development Plan (NPF4 and LDP) and Edinburgh Design Guidance.

Supporting information is required to show the development's relationship to the adjacent buildings and 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. Site Investigation information will also be required to ensure that the site is safe for the proposed development and there is no risk to future occupiers' health.

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

The proposal shall have regards to the LDP transport policies and NPF 4 policy 13 (Sustainable Transport), as well as 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, NPF 4 policy 18 (Infrastructure First) and LDP Supplementary Guidance on Developer Contributions and Infrastructure Delivery 2018).

**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;
- Surface Water Management Plan (SWMP);
- Sustainability Statement;
- Site Investigation information;
- 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.

### **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**

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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**

The Proposal of Application Notice (reference: 23/03685/PAN) outlined:

- Two public events:-

Event no 1: 25th September 2023 Fountainbridge Library 137 Dundee St, Edinburgh EH11 1BG (1500 - 1900)

Event no 2: 23th October 2023 Fountainbridge Library 137 Dundee St, Edinburgh EH11 1BG (1500 - 1900)

- Newspaper advertisements:

Event no 1: Edinburgh Evening News 18 September 2023

Event no 2: Edinburgh Evening News 16 October 2023

- Web-site:

A dedicated website will be created for the presentation of consultation material and providing further opportunity for feedback.

PAN copied/sent to:

- Gorgie and Dalry Community Council, Merchiston Community Council, local ward councillors, and the constituency MP and MSP.

In addition, the applicant has been requested to provide Supplementary public information :

- Leaflets/posters advertising the public event to be distributed to neighbouring properties/public areas.

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

### **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](#)

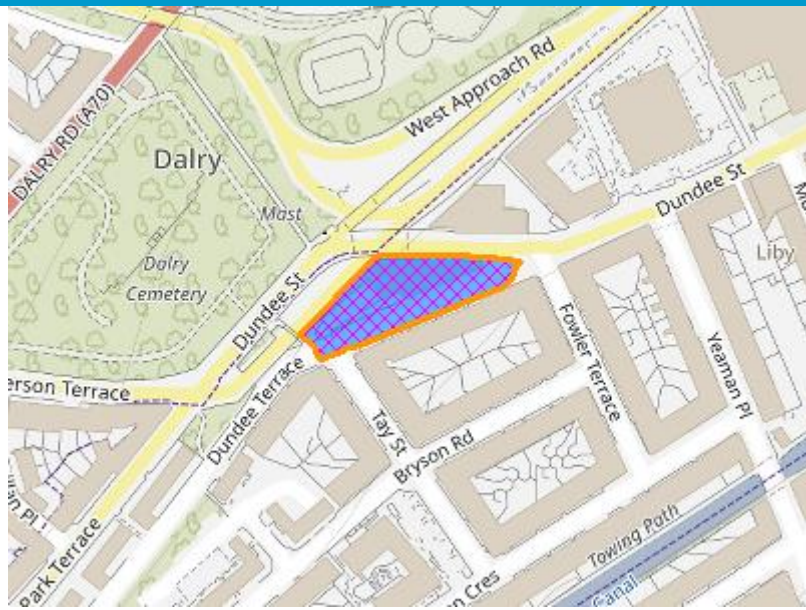
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## Location Plan

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