

Development Management Sub Committee

Wednesday 10 January 2024

Report for forthcoming application by

HAMCAP Pentland Gait Ltd. for Proposal of Application Notice

23/06658/PAN

**at 595 And 597 Calder Road, Sighthill, Edinburgh.
Proposed partial demolition of the existing office pavilions (Heriot House and Currie House) and redevelopment of site as mixed-use development including purpose built student accommodation (PBSA) and office floorspace (Class 4).**

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for partial demolition of the existing office pavilions and redevelopment of site as mixed-use development including purpose-built student accommodation (PBSA) and office floorspace (Class 4) at 595 And 597 Calder 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 23/06658/PAN on 03 November 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 application site is located on the western edge of the city at the junction of Calder Road with the City Bypass. It is bounded to the east by the Union Canal and is surrounded by trees. Beyond the Canal is housing and to the north, across Calder Road, is an area of business and industry uses. Three office blocks are positioned with one to the north of the site near Calder Road and two smaller blocks to the south east of the site.

2.2 Site History

21/04181/FUL - 597 Calder Road, Edinburgh EH11 4HJ. Part change of use class 4 to class 11, and creation of new door opening on western elevation. Granted 21.01.2022.

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for partial demolition of the existing office pavilions (Heriot House and Currie House) and redevelopment of the site as mixed-use development including purpose built student accommodation (PBSA) and office floorspace (Class 4).

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 a Business and Industry Area in the Local Development Plan (LDP) and Policy Emp 8 is applicable. Any application will be required to justify the loss of business floorspace and will need to demonstrate or justify how the proposal will not prejudice future business uses on the site.

In terms of the proposed student housing LDP Policy Hou 8 applies, and the applicant will need to demonstrate that the location is appropriate in terms of access to university and college facilities and provided that the proposal will not result in an excessive concentration of student accommodation. Any application will be expected to also take on board the advice in the Non-Statutory Student Housing Guidance (2016).

National Planning Framework 4 (NPF4) forms part of the Development Plan. Policies in relation to Sustainable Places, Liveable Places and Productive Places, including those in relation to 20-minute neighbourhoods, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important policy considerations. Cognisance will need to be taken in terms of the Union Canal and the Local Nature Conservation Site adjacent to the site.

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 and to demonstrate that adequate daylighting will be received by the proposed buildings. 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. For example, a Flood Risk Assessment and a Heritage Statement due to the proximity to the Union Canal.

The proposed development will require to be screened for an Environmental Impact Assessment.

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 took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 23/06658/PAN) outlined:

- Two public events:-

Event no 1: Monday 27th November, 2023 3pm to 7pm at Heriot House, 595 Calder Road, Edinburgh, EH11 4HH

Event no 2: Wednesday 15th January, 2024 3pm to 7pm at Heriot House, 595 Calder Road, Edinburgh, EH11 4HH

- Newspaper advertisements:

Event no 1: Edinburgh Evening News, 20th November 2023

Event no 2: Edinburgh Evening News, 8th January 2024

– PAN copied/sent to:

Currie Community Council, Sighthill/ Broomhouse and Parkhead Community Councils, local ward councillors (Pentland Hills and Sighthill/ Gorgie, and the constituency MP and MSP.

- Additional consultation required to be carried out:
- Leaflets/posters advertising the public events to be distributed to neighbouring properties/public areas.
- Send details of the PAN to Wester Hailes Community Trust

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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