

Development Management Sub Committee

Wednesday 10 January 2024

Report for forthcoming application by

**Anschutz Sports Holdings (Trading as AEG Europe) for
Proposal of Application Notice**

23/06913/PAN

**at land 70 metres east of 1 Lochside Court, Edinburgh.
Proposed arena development Class 11 including Class 1A
(retail), Class 3 (restaurants and cafes) and ancillary hot
food/bar amenities with associated public realm, access,
landscaping, parking and infrastructure.**

Item number

Report number

Wards

B03 - Drum Brae/Gyle

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a proposed arena development Class 11 including Class 1A (retail), Class 3 (restaurants and cafes) and ancillary hot food /bar amenities with associated public realm, access, landscaping, parking, and infrastructure at land 70 metres east of 1 Lochside Court 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 23/06913/PAN on 20 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 currently vacant land on the south side of Edinburgh Park to the east of Lochend Court where it meets Station Park. It is a fairly flat site and sits below the level of the road. There is a bus turning circle on the south west of the site which is the same level as the road and higher than the rest of the site.

To the south is the Glasgow to Edinburgh Railway line and the tram track with the train and tram stops being next to each other at Edinburgh Park Station. Beyond that there is Hermiston Gait Retail Centre and diagonally opposite the application site, next to Hermiston Gait, is Sighthill Industrial Estate. To the east is an electricity substation, to the north there are offices and vacant land and to the west is an hotel and beyond that vacant land and then the City Bypass (A720).

The surrounding area is predominantly business and commercial use.

2.2 Site History

99/02295/OUT - Edinburgh Park Edinburgh EH12 9JY. Outline planning permission granted to erect offices and other business use, hotel and supporting facilities with associated road works and car parking. Granted 11.04.2003.

09/00430/FUL - Edinburgh Park Edinburgh EH12 9JY. Planning permission granted to vary the terms of condition 1 of planning permission 99/02295/OUT by extending the time period by 10 years (application number). Granted 12.10.2009.

20/02068/FUL - Land Adjacent to Lochside Way, Edinburgh. Development of southern phase of Edinburgh Park to comprise mix of uses including residential (Class 9 houses and sui generis flats), offices (Class 4), hotel (Class 7), crèche (Class 10), leisure (Class 11), ancillary Class 1/Class 2/Class 3 and sui generis public house, car parking, landscaping, roads, access and associated works. Granted 11.01.2022.

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for a proposed arena development Class 11 including Class 1A (retail), Class 3 (restaurants and cafes) and ancillary hot food /bar amenities with associated public realm, access, landscaping, parking and infrastructure.

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 Edinburgh Park/South Gyle in the Local Development Plan 2016 (LDP) and policy Del 4 is applicable. The applicant will need to demonstrate that the proposal will maintain the strategic employment role of the area and introduce a wider mix of uses. Any application will need to demonstrate how the proposed development will contribute to LDP Policy Del 4 including the Edinburgh Park/South Gyle Development Principles.

National Planning Framework 4 (NPF4) now 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 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 the 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 land to ensure that neighbouring amenity is adequately protected. Although there are no residential properties adjacent to the site, the impact on the adjacent hotel will need to be considered.

A Daylighting, Privacy and Sunlight Analysis may be required in support of the planning application and to demonstrate that adequate daylighting will be received by the proposed building. A Noise Impact Assessment will 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 users' 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. Information on public safety, e.g. safe existing from events onto the road and transport networks will also be 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;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Travel Plan;
- Noise Impact Assessment;
- Surface Water Management Plan (SWMP);
- Landscape Plan;
- Sustainability Statement;
- Site Investigation information;
- Public Safety Statement;
- Daylight, Sunlight and Overshadowing Analysis and,
- Swept Path Analysis.

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 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 23/06913/PAN) outlined:

- Two public events: -

Event 1 - Monday 04 December 2023 (3pm to 7pm) - 1 New Park Square, Edinburgh Park EH12 9GR

Event 2 - Tuesday 09 January 2024 (3pm to 7pm) - 1 New Park Square, Edinburgh Park EH12 9GR

- Newspaper Advert dates:

Dates TBC (at least 7 days before each event)

PAN copied/sent to:

Corstorphine Community Council, Sighthill, Broomhouse and Parkhead Community Council, Ratho and District Community Council, Currie Community Council, local ward councillors, councillors in Almond, Pentland Hills, Corstorphine/Murrayfield and Sighthill/Gorgie wards, and the constituency MP, MSP and Regional list MSP for Lothian.

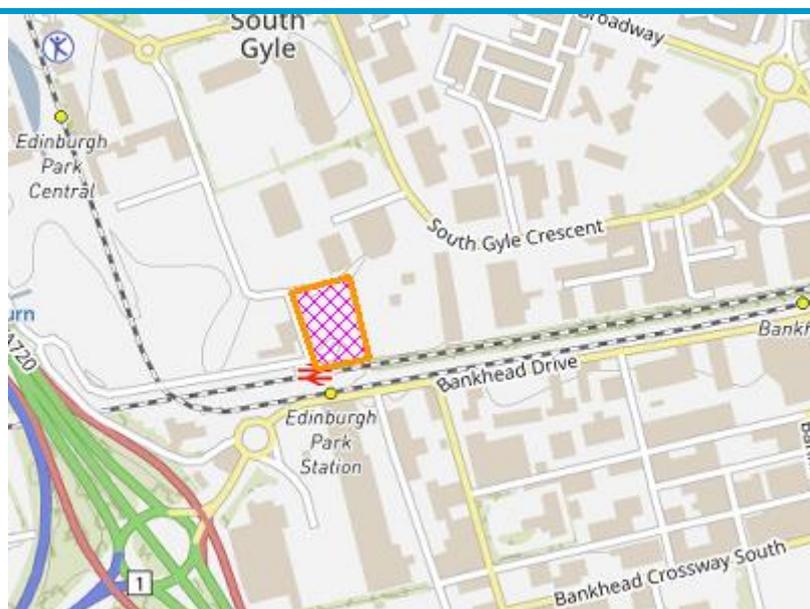
Background reading/external references

- 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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