

# Development Management Sub Committee

**Wednesday 13 March 2024**

**Report for forthcoming application by**

**Artisan Real Estate. for Proposal of Application Notice**

**23/07312/PAN**

**at Caledonian Brewery, 40 Slateford Road, Slateford.  
Partial demolition and residential redevelopment  
(including affordable housing) with landscaping, access,  
associated infrastructure and associated ancillary works.**

**Item number**

**Report number**

**Wards**

B07 - Sighthill/Gorgie

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for 'proposed partial demolition and residential redevelopment (including affordable housing) with landscaping, access, associated infrastructure and associated ancillary works of the former Caledonian Brewery site' at 40 Slateford Road, Slateford, Edinburgh, EH11 1PH.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (Ref: 23/07312/PAN) on 14 December 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 site measures approximately 0.95 hectares, is triangular in shape, and is located immediately to the north of Slateford Road. In addition to the mutual boundary with Slateford Road the site is bounded to the northeast by Merchiston Cemetery and to the west by the Edinburgh to Carstairs Junction Railway line. The site sits at a lower level than Slateford Road and is accessed via a ramp from its eastern interface with Slateford Road. A supplementary gated and stepped access exists from Slateford Road. The surrounding area is urban in character includes a mixture of residential properties in the form of colonies and tenements east, west and south of the site, and there are commercial uses opposite on Slateford Road.

The site's topography is relatively flat once accessed via the vehicular ramp. The site is currently vacant with its last use being for brewing. Existing buildings including a tall chimney and equipment of an industrial nature remain on the site, and the brewery is Category B Listed (Listing reference: LB26833). There is scant vegetation on the site except for two trees at the south corner of the site and small strips of shrubs at the southeastern boundary. Trees which are the subject of a Tree Preservation Order (TPO Number 133) in Merchiston Cemetery overhang the mutual boundary in places.

### 2.2 Site History

13 March 1992 - Planning permission was granted to 'Form heritage brewing centre & restaurant & change of use from bowling green to car park (as amended)' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 91/02664/FUL).

23 August 1995 - Planning permission was granted to 'Demolish fire damaged maltings & beer storage warehouse & erect new storage, office & malt mill facilities' at 40 Slateford Road, Edinburgh, EH11 1PH (reference: 95/00290/FUL).

17 July 1996 - Planning permission was granted for 'Change of use of 50% of bowling green to car park' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 96/00971/FUL).

19 March 1998 - Planning permission was granted to 'Construct beer storage extension' at 40 Slateford Road, Edinburgh, EH11 1PH (reference: 97/03176/FUL).

17 June 1998 - Planning permission was granted for ' Extension to proposed beer storage tank building' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 98/00676/FUL).

4 February 2000 - Planning permission was granted to 'Erect 5 no. beer storage tanks linked by high level walkway' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 99/03821/FUL).

4 February 2000 - Permission was not required to 'Erect 5 no. beer storage tanks linked by high level walkway' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 99/03821/LBC).

13 October 2004 - Planning permission was granted for 'Demolition of festival hall and bowling pavilion, erection of new tank farm facility' at 42 Slateford Road, Edinburgh, EH11 1PH (reference: 04/02541/FUL).

11 October 2004 - Listed building consent was granted for 'Demolition of festival hall and bowling pavilion, erection of a new brewhouse within part of the demolished hall footprint' at 42 Slateford Road, Edinburgh, EH11 1PH (reference: 04/02541/LBC).

4 February 2005 - Planning permission was granted for 'Alterations to existing building to accommodate new cask conveyor and installation of new vehicle gatehouse + barrier' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 04/04325/FUL).

18 January 2005 - Listed building consent was granted for 'Alterations to existing building to accommodate new cask conveyor' at 42A Slateford Road, Edinburgh, EH11 1PH (reference: 04/04325/LBC).

6 May 2009 - Listed building consent was granted to 'Replace existing stair' at Caledonian Brewery, 40 Slateford Road, Edinburgh, EH11 1QB (reference: 09/00536/LBC).

17 October 2012 - Planning permission was granted for 'Alterations and new fence to site entrance' at Caledonian Brewery, 40 Slateford Road, Edinburgh, EH11 1QB (reference: 12/03150/FUL).

13 September 2012 - Permission was not required for 'Alterations and new fence to site entrance' at Caledonian Brewery, 40 Slateford Road, Edinburgh, EH11 1QB (reference: 12/03150/LBC).

## **Main report**

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### **3.1 Description of the Proposal**

An application for full planning permission will be submitted for the proposed partial demolition and residential redevelopment (including affordable housing) with landscaping, access, associated infrastructure and associated ancillary works of the former Caledonian Brewery site.

### 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 in the Urban Area of the 2016 Edinburgh Local Development Plan (LDP). LDP Policy Hou 1 (Housing Development) sets out the policy criteria for considering the suitability of sites for housing proposals in the City against which the proposal will be considered. The change of use of the site from a recent employment use to housing requires consideration of LDP policy Emp 9 (Employment Sites and Premises) which provides support for such sites to remain in employment use but recognises the potential benefits of redevelopment for other uses.

As the brewery is Category B listed consideration of the historic environment and the proposal's compliance with historic environment policies and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 will be important.

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 the historic environment, 20-minute neighbourhoods, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important 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. 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 at this historic site and proposals should show the suitability of the proposed alterations to existing buildings, and the layout, height, mass, and scale of new 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 solution that protects and enhances the historic environment will be required in respect of the listed building. In addition to showing that a high-quality environment can be delivered for future residents, supporting information will be required to show the development's relationship to the surrounding area to ensure that neighbouring amenity is adequately protected.

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

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 identify any impact on the surrounding road network, demonstrate how the proposal provides opportunities for active and public transport travel, show how the proposal is aligned with the parking standards, and provide details including service arrangements, cycle parking and provision for electric vehicles. Full details of the site's connectivity to the surrounding area and City as part of the forthcoming planning application is required.

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 will be required:

- Pre-application Consultation Report
- Planning statement
- Heritage statement/conservation plan
- Design & Access Statement
- Flooding and Drainage Assessment, including Surface Water Management Plan
- Daylight/sunlight report
- Landscape information including local visualisations
- Phase 1 Habitat and Protected Species Survey
- Tree survey
- Archaeological statement
- Affordable housing statement
- Transport statement
- Noise and vibration impact assessment
- Land contamination assessment

- Waste strategy
- Air quality statement
- Sustainability statement

The list above is not exhaustive and other supporting information may be identified.

### **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**

Following receipt of the proposal of application notice (PAN) the applicant confirms that two public events will take place. Both events will be held at St Michael's Parish Church, 1 Slateford Road, Edinburgh EH11 1NX on 7th February 2024 between 4.30pm and 8.30pm and 27th March 2024 between 3.30pm and 7.30pm.

The proposals will be advertised in the Edinburgh Evening News in advance of each event, with adverts to be placed on 25th January 2024 (Event 1) and 14th March 2024 (Event 2).

Additional consultation activity includes a dedicated project website for those unable to attend event: [www.streets-uk.com/slateford](http://www.streets-uk.com/slateford) and a leaflet drop advertising both events will be carried out and will extend to approximately 2,200 properties.

On 14 December 2023 the PAN was notified to:

- Gorgie / Dalry Community Council
- Merchiston Community Council
- Hutchison / Chesser Community Council
- Cllr Denis Dixon
- Cllr Catherine Fullerton
- Cllr Dan Heap
- Cllr Ross McKenzie
- Cllr Christopher Cowdy
- Cllr David Key
- Councillor Val Walker
- Ms Joanna Cherry MP
- Angus Robertson MSP

The results of this pre-application consultation will be submitted with the future planning application as a Pre-application Consultation Report (PAC).

### **Background reading/external references**

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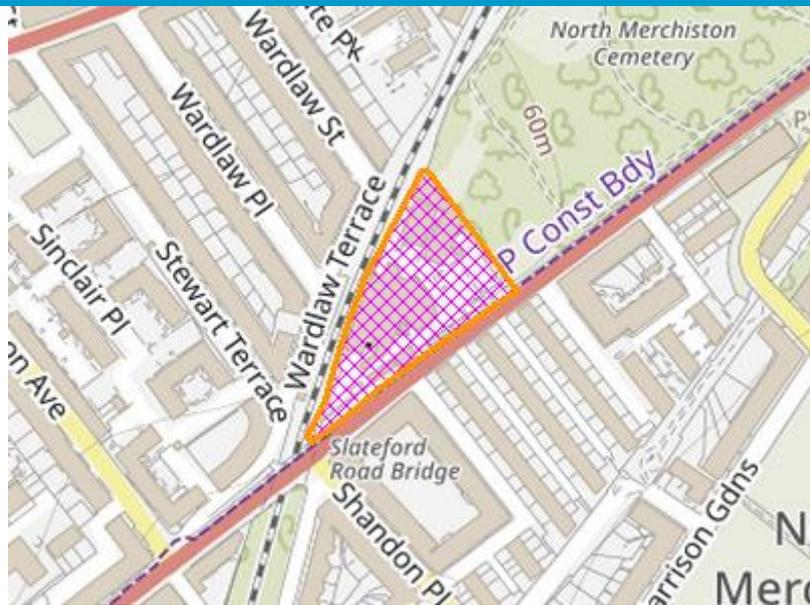
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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