

# Development Management Sub Committee

**Wednesday 13 March 2024**

**Report for forthcoming application by**

**Summix MQE Developments Ltd. for Proposal of  
Application Notice**

**24/00438/PAN**

**at SAICA Pack, 1 Turnhouse Road, Cammo.**

**Mixed-use development potentially comprising residential,  
senior living, hotel, office, retail and other commercial  
uses and creation of new public realm with associated  
landscaping, infrastructure and access arrangements.**

**Item number**

**Report number**

**Wards**

B03 - Drum Brae/Gyle

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for 'proposed mixed-use development potentially comprising residential, senior living, hotel, office, retail and other commercial uses and creation of new public realm with associated landscaping, infrastructure and access arrangements at SIACA Pack, 1 Turnhouse Road Edinburgh EH12 8NP.

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: 24/00438/PAN) on 29 January 2024.

## **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 measures approximately 6.5 hectares.

The site is bounded to the northeast by Turnhouse Road, to the south by the Glasgow Road and to the southwest by the east coast main railway line. To the northwest lies LDP housing site HSG 19 which is currently under development inclusive of housing, green spaces, and active travel corridors. Existing housing is located opposite the site across Turnhouse Road and Maybury Junction is located to the east. Notable features in the surrounding area include the Edinburgh Gateway train and tram station, the Gyle Centre, and Glasgow Road and the City of Edinburgh bypass to the south.

The site is now vacant, and its last use was industrial with remaining features at the site including a range of parking, servicing and delivery bays, hard standing and industrial buildings. The site is located in an area of change with LDP housing site HSG 19 currently under development for housing-led growth to the west. Other features in the surrounding area include retail, industry, and commercial land uses.

### **2.2 Site History**

There is no relevant planning history for this site.

## **Main report**

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

An application for full planning permission will be submitted for mixed-use development potential comprising residential, senior living, hotel, office, retail and other commercial uses and creation of new public realm with associated landscaping, infrastructure and access arrangements.

### **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 located within the urban area as defined by the Edinburgh Local Development Plan (LDP) (2016).

The acceptability of the proposal at this location in principle will be considered principally in the context of LDP Policy Hou 1 (Housing Development) which supports housing in the urban area subject to compliance with other relevant policies in the LDP. A wide range of other policies will be considered dependent on the mix of uses that will be proposed in the application, for example policy Emp 10 (Hotel Development). 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.

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.

On 19 December 2023 the Council's Planning Committee approved the West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) which intends to guide co-ordinated development in West Edinburgh. The site is located within the relevant area for the WEPFSM and proposals may need to comply with the aims and objectives of this non-statutory planning guidance, noting the WEPFSM would come into effect once City Plan 2030 has been adopted.

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. WEPF and the 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 proposal 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. 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, particularly the neighbouring housing-led development and emerging proposals in West Edinburgh, as part of the forthcoming planning application is required.

d) The proposal has acceptable impacts on infrastructure

The proposal may require infrastructure improvements at the site and in the surrounding area. 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.

e) 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
- Design & Access Statement
- Flooding and Drainage Assessment, including Surface Water Management Plan
- Daylight/sunlight report
- Landscape and visual impact assessment
- Retail Impact and Leisure Statement
- 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. The events will be held at Delta Hotels, 111 Glasgow Road, Edinburgh, EH12 8NF on Wednesday 27 March 2024 from 14.00-19.00 and Wednesday 22 May 2024 from 14.00-19.00. The events will be advertised in the Edinburgh Evening News at least 7 days in advance.

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A website supplements the two consultation events and can be accessed at [www.maybury-quarter.co.uk](http://www.maybury-quarter.co.uk). Leafleting of properties in the vicinity of the site in advance of each public event will be carried out. Meetings with the community council and other local stakeholder groups will be arranged.

The applicant confirms the PAN has been notified to:

- Corstorphine Community Council
- Ratho and District Community Council (neighbouring)
- North West Local Community Planning Partnership
- Councillor Robert Aldridge
- Councillor Euan Hyslop
- Councillor Edward Thornley
- Councillor Kevin Lang
- Councillor Norman Work
- Councillor Louise Young
- Councillor Lewis Younie
- Councillor Cammy Day, Leader of City of Edinburgh Council
- Councillor Hal Osler, Convenor of Development Management Sub-Committee
- Alex Cole-Hamilton MSP
- Christine Jardine MP

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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