

# Development Management Sub Committee

**Wednesday 4 December 2024**

**Report for forthcoming application by**

**Primer II Edinburgh Ltd. for Proposal of Application Notice**

**24/04795/PAN**

**at Unit 2, 25 Jock's Lodge, Willowbrae.**

**Demolition of existing buildings and development of purpose-built student accommodation including ground floor commercial space (class 1A shops and financial, professional & other service, class 3 food & drink, class 4 business, and class 11 assembly and leisure) with landscaping, infrastructure, access and associated works.**

**Item number**

**Report number**

**Wards**

B14 - Craigentinny/Duddingston

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for the erection of a purpose-built student accommodation development including ground floor commercial space (class 1A, class 3, class 4 and class 11) with landscaping, infrastructure, access and associated works at land at 25 Jock's Lodge, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 the applicants submitted a Proposal of Application Notice 24/04795/PAN on 1st October 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 site is located on the corner of London Road and Restalrig Road South (also known as Smokey Brae) within the Jock's Lodge neighbourhood of the city. There is a level change across the site to the north and east with Restalrig Road South sloping down from the intersection with London Road.

The site covers an area of 0.236ha and is currently occupied by a mix of predominantly single storey former commercial buildings currently in use as a pool hall/ sports bar with a partial (vacant) retail frontage onto London Road. The existing buildings on the site are a mix of one to two storeys in height. The site boundary meets London Road to the south and wraps around existing buildings/ hardstanding to the immediate south east of the site before forming an on-street boundary with Restalrig Road South at its north east edge.

The site has level access from London Road but is positioned on an elevated position in relation to Restalrig Road South, which slopes down from the site to the north. A retaining wall is in place along the eastern site boundary onto Restalrig Road South. The topography of the landform means that the site is positioned on a small plateau, with the land dropping away sharply to the immediate north of the site. Development to the north therefore sits at a ground floor level of around two storeys lower than the existing buildings on the site.

There are no trees located within the site boundary, however there are existing trees on adjacent land to the immediate west of the site.

The site is partly located in the Jock's Lodge local centre as identified in the Local Development Plan City Plan 2030.

The site is located in a mixed use area, with a dense urban pattern and mix of uses. There is a prevalence of ground floor retail/ commercial uses along this part of London Road, with residential tenement developments above. Land to the east of the site on the opposite side of Restalrig Road South is in residential use. Land to the immediate southeast of the site has planning consent in place for a seven storey purpose building student accommodation development with commercial uses at ground floor.

The General Registers of Scotland office buildings at 153 London Road and its surrounding hardstanding sits immediately to the north of the site boundary. The site topography means that the site occupies an elevated position to the south of the office building. St Margaret's House is located at 151 London Road and has an existing planning permission for redevelopment as a mixed use development comprising residential and student accommodation.

The site is also located close to a wider area of significant redevelopment at the former Meadowbank Stadium which has planning permission for an extensive mixed use development. The most easterly part of the Meadowbank redevelopment area is approximately 100m to the north west of the site.

There are a number of listed buildings within close proximity of the site, Category B listed Willowbrae Parish Church and Hall (reference LB27166, listed 10.04.86) which occupies a prominent position diagonally opposite the site on the corner of London Road and Willowbrae Road and the grouping of residential properties at 2-12 (even numbers) Restalrig Road South, 1-21 (odd numbers) Portobello Road, 1-16 (inclusive numbers) Piershill Square West and 1-14 (inclusive numbers) Piershill Square West which are Category C listed (reference LB49047, listed 19.12.02).

## 2.2 Site History

Land to the east of the proposal site:

14 December 2023 - Appeal allowed for student accommodation development including ground floor retail/ commercial space (Use Classes 1, 2, 3 or 4) with associated access, landscaping and drainage (application reference 23/0008/FUL, appeal reference PPA-230-2447).

## Main report

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### 3.1 Description of the Proposal

The forthcoming application is for full planning permission for a purpose built student accommodation development including ground floor commercial space (class 1A shops and financial, professional & other service, class 3 food & drink, class 4 business, and class 11 assembly and leisure with landscaping, infrastructure, access and associated works.

### 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.**

City Plan 2030 was adopted on Thursday 7 November 2024. It is the local development plan for Edinburgh. Together with the national planning document NPF4, it forms the development plan setting out policies and proposals against which development proposals will be assessed.

The site is located within the Urban Area and is within the Jock's Lodge Local Centre boundary. The specific site proposals will be assessed against the relevant policies including those related to housing, student housing and the economy.

As the development proposal includes student accommodation, LDP Policy Hou 5 will be relevant. This policy seeks to ensure that student development is located appropriately in terms of access to university facilities by sustainable transport methods, provides a high level of amenity and mix of student accommodation types for residents and ensure that development will not adversely impact on the established character of an area. Future proposals would be assessed in line with the development principles set out within these policies.

**b) The design, scale and layout are acceptable within the character of the area.**

The applicant will be required to comply with all relevant design policies within the LDP and NPF4 as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance, Edinburgh Student Housing Guidance). The layout, design and amenity impact of the scheme will be assessed against these measures. A design and access statement will be required to support the application.

The proposals will need to consider how the proposed development will integrate with its surroundings. The proposals need to demonstrate that no harm will be caused to the setting of nearby listed buildings and the quality of the surrounding built environment and will co-ordinate effectively with consented development proposals and future development opportunities. These factors may influence siting, as well as massing, scale, elevational design and materials. Important views to the surrounding townscape and existing trees around the site will be considered. Sustainable and biodiversity considerations should be included.

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

The proposal shall have regard to LDP transport policies, Edinburgh Street Design Guidance and Cycle Parking factsheet. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

**d) there are any other environmental factors that require consideration.**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application the following documents are likely to be expected:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Townscape and visual impact appraisal;
- Daylight, overshadowing and privacy assessment;
- Transport information;
- Stage 1 Site Investigation report;
- Air Quality Assessment;
- Noise Assessment;

- Archaeology Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- S1 Sustainability 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: 24/04795/PAN) outlines two public events on Wed 13th November (4pm to 8pm) and Wednesday 4th December (2pm to 6pm), both to be held at Willowbrae Parish Church, 1a Willowbrae Road, Edinburgh.

The Proposal of Application Notice was sent to local Members of Parliament/ Scottish Parliament and ward councillors for Ward 14 Craigentinny/ Duddingston. The applicant has also notified Northfield/ Willowbrae Community Council and Craigentinny/ Meadowbank Community Council.

Consultation will be undertaken online via a project website with digital copies of exhibition materials accessible to the public. A local leaflet drop will be carried out to inform the community of planned engagement events.

Feedback from the pre-application engagement process will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

## **Background reading/external references**

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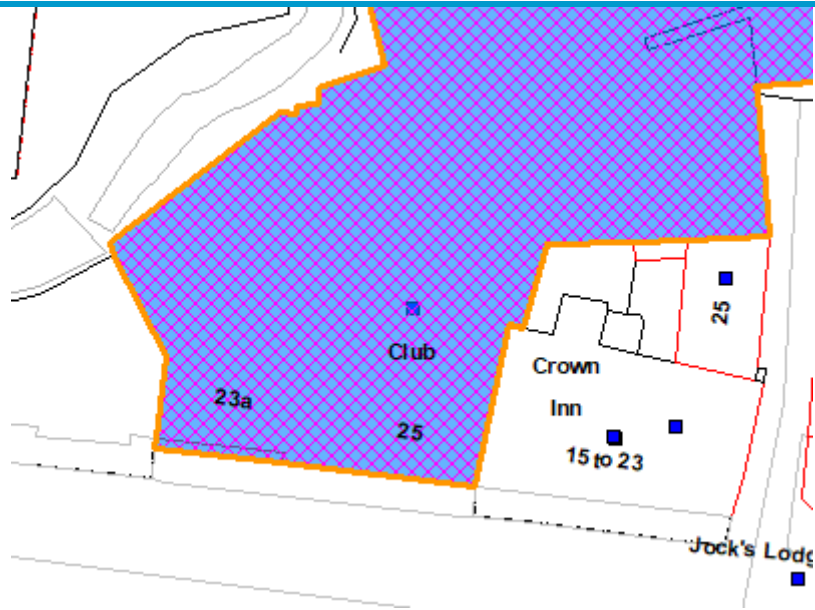
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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