

Development Management Sub Committee

Wednesday

Report for forthcoming application by

**City Of Edinburgh Council - Development & Regeneration.
for Proposal of Application Notice**

24/05024/PAN

**at Regeneration Masterplan Pennywell Muirhouse,
Pennywell Road, Pilton.**

**Delivery of the final block (Block 3) of the final phase
(Phase 3) of the wider Pennywell regeneration project.
The proposals are for a mixed use development
comprising 85 to 95 new Council homes with potential for
commercial unit(s) on ground floor (shop, food or drink
uses), along with associated site development,
landscaping, open space, access, drainage and servicing
and other external works.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the delivery of the final block (Block 3) of the final phase (Phase 3) of the wider Pennywell regeneration project. The proposals are for a mixed use development comprising 85 to 95 new Council homes with potential for commercial units on the ground floor (shop, food or drink uses), along with associated site development, landscaping, open space, access, drainage and servicing and other external works, at Pennywell Road, Pilton.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 24/05024/PAN on 11 October 2024.

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 development site, covering an area of 1.2 hectares, forms part of the Pennywell local centre, located in the north of the city.

The site is currently characterised by single storey commercial units at the south, with some further commercial units with three storeys of residential accommodation above at the north.

At present the surrounding areas to the north and west are undergoing regeneration and are nearing completion for residential development and a new neighbourhood centre. The site is bound to the east by Pennywell Road, with other residential properties beyond.

2.2 Site History

9 September 2010 - application granted for the redevelopment of 5 sites for affordable housing and housing for sale with associated landscaping and public realm (sites adjacent to Muirhouse Parkway, Pennywell Road and Ferry Road) (application reference: 10/01273/PPP).

4 April 2012 - application approved for 34 no. residential units comprising a mix of houses and flats with associated landscaping and infrastructure for Site 3 of the Pennywell Masterplan (application reference: 12/00188/AMC).

16 August 2012 - application granted for residential development including affordable housing and housing for sale with associated parking/ landscaping and public realm, North West Edinburgh Partnership Centre (NWEPC) with ancillary café, parking/ landscaping and public realm, youth centre and Multi Use Games Area (MUGA), artists studios, associated demolitions and alterations to shopping centre and library/ arts centre. (application reference 12/00966/PPP).

18 September 2013 - application granted for the renewal of Planning Permission in Principle (refs 10/01273/PPP + 12/00357/PPP) for development of affordable housing + housing for sale with associated landscape + public realm (application reference: 13/01954/PPP).

4 March 2014 - application approved for Approval of matters specified in Conditions of application 13/01954/PPP - residential development comprising 193 units, landscaping and access (application reference: 13/05158/AMC).

31 August 2015 - Approval of matters specified in Conditions of application 13/01954/PPP - residential development comprising 177 units, landscaping and access (application reference: 15/01671/AMC)

6 July 2017- planning permission in principle granted for a phased mixed-use development comprising, retail, cafes, restaurants, offices, residential (various), leisure, community facilities and other associated uses, altered access, road/drainage, infrastructure, landscaping and demolition of existing structures and other associated development. Also, detailed planning permission for Phase 1 comprising public realm improvements, SUDS, partial demolition of the existing shopping centre and construction of Block 2 comprising residential development (12 affordable dwellings), retail and commercial uses (Classes 1, 2 and 3) with car parking, access, open space and other associated development (application reference: 17/00314/PPP).

18 December 2017 - Approval of Matters Specified in Conditions of Application No. 17/00314/PPP relating to Phase 2 (Block 1) and Phase 3 (Block 3) of the Pennywell Muirhouse Civic Centre - Phased mixed use development comprising a total of 136 dwellings, shops and food & drink uses, landscaping, open space, access, drainage and other associated development (application reference: 17/04190/AMC).

8 December 2022 - application approved for the proposed development of a brownfield site for the provision of 94 No. new residential units for private sale including vehicular access, site wide drainage and landscaping (As Amended) (application reference: 21/06738/AMC).

Main report

3.1 Description of the Proposal

The forthcoming application will be a full planning application for the delivery of the final block (Block 3) of the final phase (Phase 3) of the wider Pennywell regeneration project. The proposals are for a mixed use development comprising up to 95 new Council homes with potential for commercial units on ground floor (shop, food or drink uses), along with associated site development, landscaping, open space, access, drainage and servicing and other external 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 is the Local Development Plan (LDP) and was adopted on Thursday 7 November 2024. 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 identified as being in the urban area in the LDP. It is also within a local centre. Within the urban area, housing will be broadly supported provided proposals are compatible with other policies in the plan.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with relevant design policies of the LDP and National Planning Framework 4.

The applicant will be required to comply with relevant design policies as well as guidance where applicable e.g. Edinburgh Design Guidance. A design and access statement will be required to support the application as will visually impact information.

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

The proposal shall have regard to LDP transport policies and Edinburgh Design Guidance. 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 applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Townscape visualisations;;
- Sustainability information;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding Risk Assessment and Surface Water Management Plan;
- Noise/air quality/ amenity information and
- Site remediation information.

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

Following receipt of the proposal of application notice (PAN) the applicant has given details of two public exhibitions: one on Thursday 7th November 2024 from 2pm until 5pm and the other on Monday 2nd December 2024 from 5pm until 8pm at Muirhouse Library, 12A Macmillan Crescent, Edinburgh, EH4 4AB.

The Proposal of Application Notice was sent to ward councillors for the Forth Ward and Almond Ward.

Notification was also sent to the Improving Muirhouse and Pennywell Group (IMP), Muirhouse Library and Early Years, North Edinburgh Arts, and Craigoyston Primary & Secondary Schools.

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

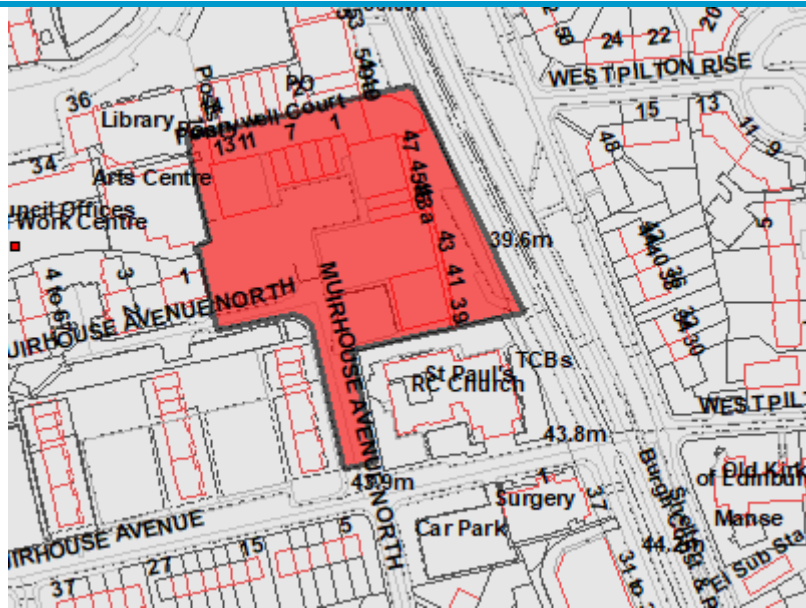
Background reading/external references

- 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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