

# Development Management Sub Committee

Report returning to Committee - Wednesday 23 October 2019

## **Application for Planning Permission 19/01839/FUL At 120 - 122 Colinton Road, Edinburgh, EH14 1BY Erection of a new retail unit and 6 residential units (as amended, reduced to 5 residential flats).**

**Item number**

**Report number**

**Wards**

B09 - Fountainbridge/Craiglockhart

### **Recommendations**

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It is recommended that this application be Granted subject to the details below.

### **Background information**

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This application was previously considered by Committee on 25 September 2019.

The Committee agreed to continue the application to allow discussions to take place with the applicant to establish whether cycling storage could be provided at ground floor level instead of basement level.

The purpose of this report is to inform Committee of the outcome of these discussions and request that consent be granted.

## Main report

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There are only two potential locations for ground floor cycle storage. These are as follows:-

### Part of the retail unit

The applicant is at an advanced stage of negotiations with a retail operator to purchase the retail unit. The floor area of the ground floor retail space is set at the absolute minimum requirement for viability, and any reduction in the floor area would make the proposals unworkable.

### Part of the bin storage area

The bin store provision at the side of the retail unit is based on the minimum requirements from the Council's Waste Services and the private refuse collector for the retail units. The open access deck forming the route to and from the bin store is also at the minimum width set out by the Council's Waste Services.

For the reasons above there is no opportunity to move the cycle store from basement to ground level for easier access. However, the applicant is intending to enter into an access agreement with the developers of the adjacent land to the north of the site. This will allow any future occupiers of this smaller development to take access to the cycle store at basement level through the amenity ground of the larger adjacent residential development.

### Conclusion

There is no opportunity to move the cycle store from basement level to ground level. It is recommended that Committee grants the application as stated in the original committee report. If an access agreement is concluded between the developers of both sites then any future occupier of this proposed development will be able to take access to the cycle store through the future adjacent development. Alternatively, cycle owners can either carry their bikes down to the basement storage or up to their individual flats.

## Links

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### Policies and guidance for this application

LDPP, LDES01, LDES03, LDES04, LDES05, LHOU01, LTRA02, LTRA03, LRET05, LEN22, NSG, NSGD02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PPULIHEWL1G00>

Or Council Papers online

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