

Planning Report - Mar 2024 - Corstorphine Community Council

Summary

1. The Corstorphine Community Council (CCC) is asked to note the list in Appendix 2 below.
2. A new planning application for a healthcare facility at 60 South Gyle Crescent Edinburgh EH12 9EB has been approved.
3. The West Edinburgh Entertainment Arena planning application has a deadline of 30 March for comments.
4. To note the [West Edinburgh Placemaking Framework and Strategic Masterplan](#) WEPFSM was considered on 19 December by the City of Edinburgh Council. This sits outside the CCC area but once it is in effect, it will be a material consideration as non-statutory planning guidance for the determination of planning applications in the WEPFSM area.

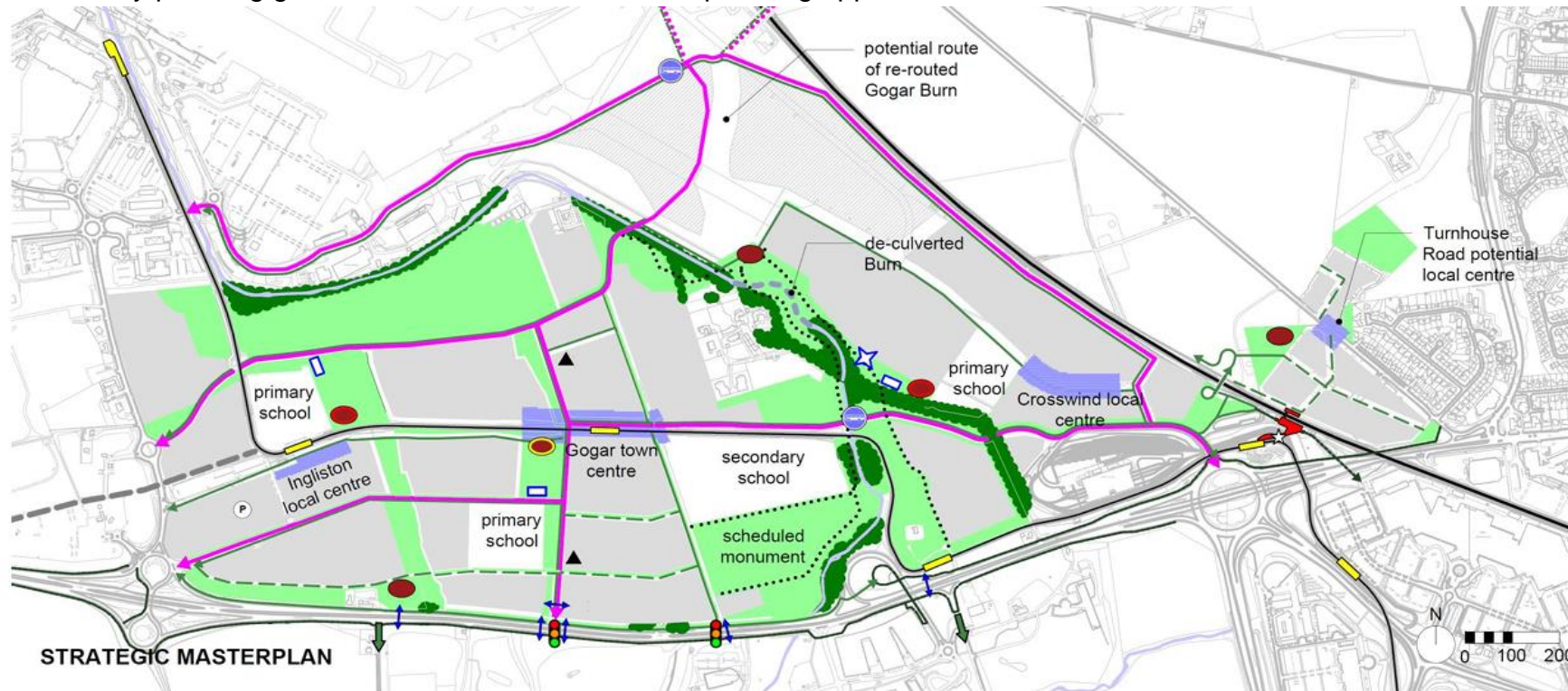


Figure 2 - The West Edinburgh Placemaking Framework and Strategic Masterplan

5. A summary of all major planning developments is below. (West Craigs, West Edinburgh Link, Edinburgh Green and Edinburgh Park Arena)
6. Some background text on conservation areas has been added to the CCC website at [Planning](#).
7. A meeting with the previous planning post-occupant has not yet been scheduled.
8. Ratho community council planning officers met and gave the benefit of their experience. Very helpful. .

Background

9. A spreadsheet of planning applications with filters is available [here](#) and is maintained as a working document going forward.
10. The list excludes small alterations to properties, and short-term lets and focuses on bigger or planning applications that have an impact.
11. [See full list of proposed and decided planning applications in CCC area on the City of Edinburgh Council website](#). Note the weekly application lists are searchable by date and whether they are proposed or accepted/rejected.
12. There is a [Planning Weekly List](#) as shown below for 3 Jan 24.

Andy Wallace
19 Mar 2024

Appendix 1 - Major Planning Applications

West Craig's

West Craigs is a new community consisting of at least 1,700 new homes, a new primary school, nursery, health centre, café, two 5-acre public parks and woodland.

Website <https://westcraigs-edinburgh.com/>

Edinburgh Green

On the site of the Royal Bank George Younger Building, this will be Europe's largest 802,216 sq ft sustainable neighbourhood, with concealed car parking and 800 EV charging points available.

Website <https://edinburgh.green/>

West Edinburgh Link

A project to transform cycling, walking, public spaces and accessibility for all within and around one of Scotland's key business parks, in the west of Edinburgh.

The project will connect up South Gyle, Edinburgh Park and local neighbourhoods with high-quality walking and cycling routes and new public spaces.

Website <https://westedinburghlink.info/>

Key Dates

- 2018 – Announced as a winner of Community Links PLUS
- 2019 – Public Engagement along the route – Public drop-ins, Key stakeholders workshop, Community councils meetings, Developing concept design proposals

- 2020 – 2021 – Project Development COVID-19 Pandemic. Project underwent scope revision and adjustments Design alterations finalised
- 2022 – Technical design Design details finalised for construction Site investigation Further traffic orders Pre-construction starts
- 2023 – Construction Phasing begins Regular project updates throughout
- 2024 – Construction due for completion

Edinburgh Park Arena

A new 8,500 capacity arena at Edinburgh Park, Depending on how long planning takes to submit and progress, the aim would be to get on site in the first half of 2025 and to open the Arena in 2027.

Website <https://www.edinburghparkarena.com/>

Key Dates (see [process](#) for updates)

- Public Consultation Event 1 04 December 2023
- Public Consultation Event 2 09 January 2024
- Submission of Application for Planning Permission Mid-February 2024
- Assessment of application by Planning Authority February 2024 –June 2024
- Determination of planning application June 2024
- Construction 2025
- Opening 2027

Appendix 2 - Summary of Planning Applications

Application Type	Location/ Address	Ref	Status	Description	Comments
Care home	181 St John's Road Edinburgh EH12 7SL	24/00149/PAN	change of use	Mixed use development comprising care home and associated amenity facilities, ground floor commercial units. (Northcare)	update 18 Mar -discussed at 28 Feb planning meeting and paper submitted. No substantive issues in paper.- PAN approved on 30 Jan. First public consultation event: 31 January 2024, between 2-7pm at Corstorphine Community Centre. Second public consultation event: 28 February 2024, between 2-7pm at Corstorphine Community Centre
changes to 18/02831/FUL	181 St John's Road Edinburgh EH12 7SL	23/07342/FUL	vary conditions	Section 42 Application to Vary Conditions 04, 05, 06, 07, and 09	update 18 Mar - documents added 4 Mar - Determination Deadline Tue 20 Feb 2024
mixed use redevelopment including takeaway	181 St John's Road Edinburgh EH12 7SL	18/02831/FUL	change of use	This is the development on the old Woolworths site on the corner of St Johns Road and Manse Road	update 18 Mar2024 - see above On 21 Dec MacTaggart and Mickel have asked to vary the planning permission as detailed in the attached. https://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/5B414556D1DE42F1D6DDBF95309B7009/pdf/23_07342_FUL-COVER_LETTER-6125486.pdf Comments by 2 Feb 24 22/04607/OBL specifies a modification in planning permission to remove affordable housing provision. This was refused.
healthcare	60 South Gyle Crescent Edinburgh EH12 9EB	24/00348/FUL	approved	The proposal is to convert part ground floor at The Cornerstone offices into a hospital / healthcare facility. This proposed use falls under Class 8.	update 18 Mar - for interest
Housing development	210 Craigs Road North Gyle Edinburgh, Land 369	23/07358/PPP	Awaiting Assessment	Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all	update 18 Mar - determination in April 257 objections and last date for comments 3 March. Developers have applied again for consent for up to 500 homes and other facilities on greenfield land north of Craigs Road and west of Cammo Walk. This is in the Green Belt and contrary to national

	Metres Northeast Of			associated infrastructure.	planning policies, the Local Development Plan, CityPlan 2030 and the West Edinburgh Strategic Masterplan. Previous applications have been objected to by the Community Council and local residents and refused on appeal.
Housing development	Turnhouse Road Edinburgh	23/06733/FUL	Awaiting Assessment	Erection of 141 new homes and associated landscaping, drainage, and infrastructure works.	Update 18 Mar 2024 Determination 14 march. Closed for comments 22 Dec 23. To go before planning committee. Transport assessment says "Shortly, however, Lothian Buses service 31 is to be diverted via Turnhouse Road and Craigs Road to provide additional services within easy walking distance of the site."
Mixed use	1 Turnhouse Road Edinburgh EH12 8NP	24/00438/PA N	approved	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 SAICA Pack	16 February PAN approved. Last Date For Comments Mon 22 Apr 2024
Mixed use redevelopmen t	1 & 3 Redheughs Avenue Edinburgh EH12 9RH	22/01063/PA N	Pre- application consultation approved	Redevelopment of site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 / Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and	Update 18 Jan - at DMS for approval on 24 Jan. This is a mixed use redevelopment of the RBS site in the Gyle Industrial Estate. No more information as the application is a proposal of application notice. The existing building will NOT be demolished, but instead refurbished, and the land surrounding developed.

				associated works.	
Arena for entertainment for 8500 people	EH12 9HP, Edinburgh Park railway station, Next to tram and bus stops	24/00820/FUL	Pre-application consultation approved	Proposed arena development Class 11 including Class 1A (retail), Class 3 (restaurants and cafes) and ancillary hot food /bar amenities with associated public realm, access, landscaping, parking and infrastructure. Land 70 Meters East Of 1 Lochside Court Edinburgh	update 18 March - last date for comments 30 Mar Depending on how long planning takes to submit and progress, the aim would be to get on site in the first half of 2025 and to open the Arena in 2027. Good website at https://www.edinburghparkarena.com/ Gogarloch Community Association Facebook group in favour
Mixed use redevelopment	Gyle Shopping Centre, Gyle Ave, Edinburgh EH12 9JY	21/03130/PAN	Pre-application consultation approved	Mixed use redevelopment proposals at the Gyle, Edinburgh	Permission Expiry Date Thu 18 Jun 2026 A low carbon focused redevelopment of the existing Gyle site to form a new sustainable neighbourhood.
Road	194 Glasgow Road, Edinburgh (At Site 100 Metres East of)	21/02941/PPP	Granted	Proposed Gogar Link Road and active travel route (as amended)	update 11 dec 23 - granted. Closed for comments Fri 09 July 2021 This proposal is for a new link road from Gogar roundabout, which aims to service the new developments that have been earmarked for the land between Edinburgh Airport and the Edinburgh Gateway train station. Some dispute with lawyers involved for Edinburgh airport. Detailed design work for planning is still to come.
Housing development	14 Kirk Loan Edinburgh EH12 7HD	23/03696/FUL	Awaiting Assessment	New residential flats x11, cycle parking provision, associated works and infrastructure.	update 18 Mar Feb -whole bunch of revised drawings after consultation with case officer. Closed for Comments 29 September. 8 Objections 12 Supporting
Care home to housing application	Site 40 Metres East Of 35 Station	23/06355/FUL	Awaiting Assessment	Change of Use from Class 8 residential care home to Class 9 housing; erection of 19x new build	update 18 Mar Feb -whole bunch of revised drawings Comments closed 29 November. 97 consultations, 26 Objections

	Road Edinburgh		flats including associated infrastructure and landscaping.	
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