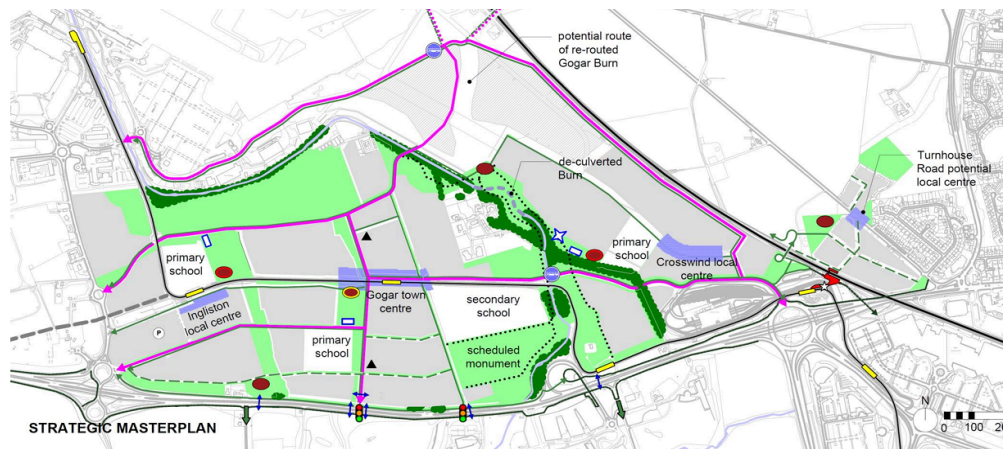


# Planning Report - May 2024 - Corstorphine Community Council

## Summary

1. The Corstorphine Community Council (CCC) is asked to note the list in Appendix 2 below.
2. The variations to the planning permissions for the old Woolworths at 181 St John's Road Edinburgh EH12 7SL have been agreed on 17 April as detailed in the [Section 42 Application to Vary Conditions 04, 05, 06, 07, and 09 and to delete condition 08 of Planning Permission 18/02831/FUL](#). This includes the [Manse Road Active Travel Improvement Plan](#). Social housing provisions remain and there is a total contribution towards education of £466,157
3. A Licensing Section 50 certificate has been granted for the old post office at 265 St Johns Road on 3 April . See [24/01632/S50](#)
4. A meeting took place on 18 April to listen to a presentation from Iain McFarlane from Edinburgh City Council on the 39 page [West Edinburgh Placemaking Framework and Strategic Masterplan 19 December 2023](#). Concerns were expressed on several issues including
  - the lack of a new secondary school for some years(see 9.6),
  - the bus gates to be installed (see 6.6), and
  - the lack of car parking for residents - one space for every 4 houses (see 6.10)



5. *Figure 2 - The West Edinburgh Placemaking Framework and Strategic Masterplan*

## Background

6. A spreadsheet of planning applications with filters is available [here](#) and is maintained as a working document going forward. The list excludes small alterations to properties, and short-term lets and focuses on bigger or planning applications that have an impact.
7. [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.
8. There is a [Planning Weekly List](#) published every Tuesday by the council.

Andy Wallace  
14 May 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	<a href="#">181 St John's Road Edinburgh EH12 7SL</a>	<a href="#">24/00149/PA N</a>	change of use	Mixed use development comprising care home and associated amenity facilities, ground floor commercial units. (Northcare)	<b>update 14 May –discussed at 28 Feb planning meeting and paper submitted. No substantive issues in paper.</b> – 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/O2831/FUL	<a href="#">181 St John's Road Edinburgh EH12 7SL</a>	<a href="#">23/07342/FU L</a>	approved	Section 42 Application to Vary Conditions 04, 05, 06, 07, and 09	<b>update 15 May</b> – The variation was agreed on 17 Apr as detailed in <a href="#">Application Number – 23/07342/FUL</a> Social housing provisions remain and there is a total contribution towards education of £466,157
mixed use redevelopment including takeaway	<a href="#">181 St John's Road Edinburgh EH12 7SL</a>	<a href="#">18/O2831/FU L</a>	change of use	This is the development on the old Woolworths site on the corner of St Johns Road and Manse Road	<b>update 15 May – see above</b> On 21 Dec MacTaggart and Mickel have asked to vary the planning permission as detailed in the attached. <a href="https://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/5B414556D1DE42F1D6DDBF95309B7009/pdf/23_07342_FUL-COVER_LETTER-6125486.pdf">https://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/5B414556D1DE42F1D6DDBF95309B7009/pdf/23_07342_FUL-COVER_LETTER-6125486.pdf</a> 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	<a href="#">24/00348/F</a> <a href="#">UL</a>	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.	<b>update 18 Mar - for interest</b>
Housing development	210 Craigs Road North Gyle Edinburgh, Land 369 Metres Northeast Of	<a href="#">23/07358/PP</a> <a href="#">P</a>	Awaiting Assessment	Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure.	<b>update 14 May - determination in April but that date has passed. Additional documents on flooding uploaded.</b> 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 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	<a href="#">23/06733/FU</a> <a href="#">L</a>	Awaiting Assessment	Erection of 141 new homes and associated landscaping, drainage, and infrastructure works.	<b>No change Update 14 May 2024</b> <b>Determination 14 march.</b> 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	<a href="#">24/00438/P</a> <a href="#">AN</a>	Pre-application Consultation 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 redevelopment	<a href="#">1 &amp; 3 Redheughs Avenue Edinburgh EH12 9RH</a>	<a href="#">22/01063/PAN</a>	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	<b>Update 18 Jan - at DMS for approval on 24 Jan.</b> 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.

				(Class 3 / Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and associated works.	
Arena for entertainment for 8500 people	EH12 9HP, Edinburgh Park railway station, Next to tram and bus stops	<a href="#">24/00820/FUL</a>	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	<b>update 14 May- last date for comments 30 Mar</b> 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 <a href="https://www.edinburghparkarena.com/">https://www.edinburghparkarena.com/</a> <a href="#">Gogarloch Community Association Facebook group</a> in favour
Mixed use redevelopment	Gyle Shopping Centre, Gyle Ave, Edinburgh EH12 9JY	<a href="#">21/03130/PAN</a>	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.
Housing development	<a href="#">14 Kirk Loan Edinburgh EH12 7HD</a>	<a href="#">23/03696/FUL</a>	Awaiting Assessment	New residential flats x11, cycle parking provision, associated works and infrastructure.	<b>update 14 May - no change</b> -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 <a href="#">35 Station Road</a> <a href="#">Edinburgh</a>	<a href="#">23/06355/FU</a> <a href="#">L</a>	Applicatio n refused	Change of Use from Class 8 residential care home to Class 9 housing; erection of 19x new build flats including associated infrastructure and landscaping.	<b>update 7 May 24 - application refused.</b> whole bunch of revised drawings Comments closed 29 November. 97 consultations, 26 Objections
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