



Report

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Proposed Class 1 retail foodstore at site 100 metres west of 17-21 Portobello High Street, Edinburgh

Planning Statement

Application for Approval of Matters
Specified in Conditions of Planning
Permission 14/03736/PPP

June 2015



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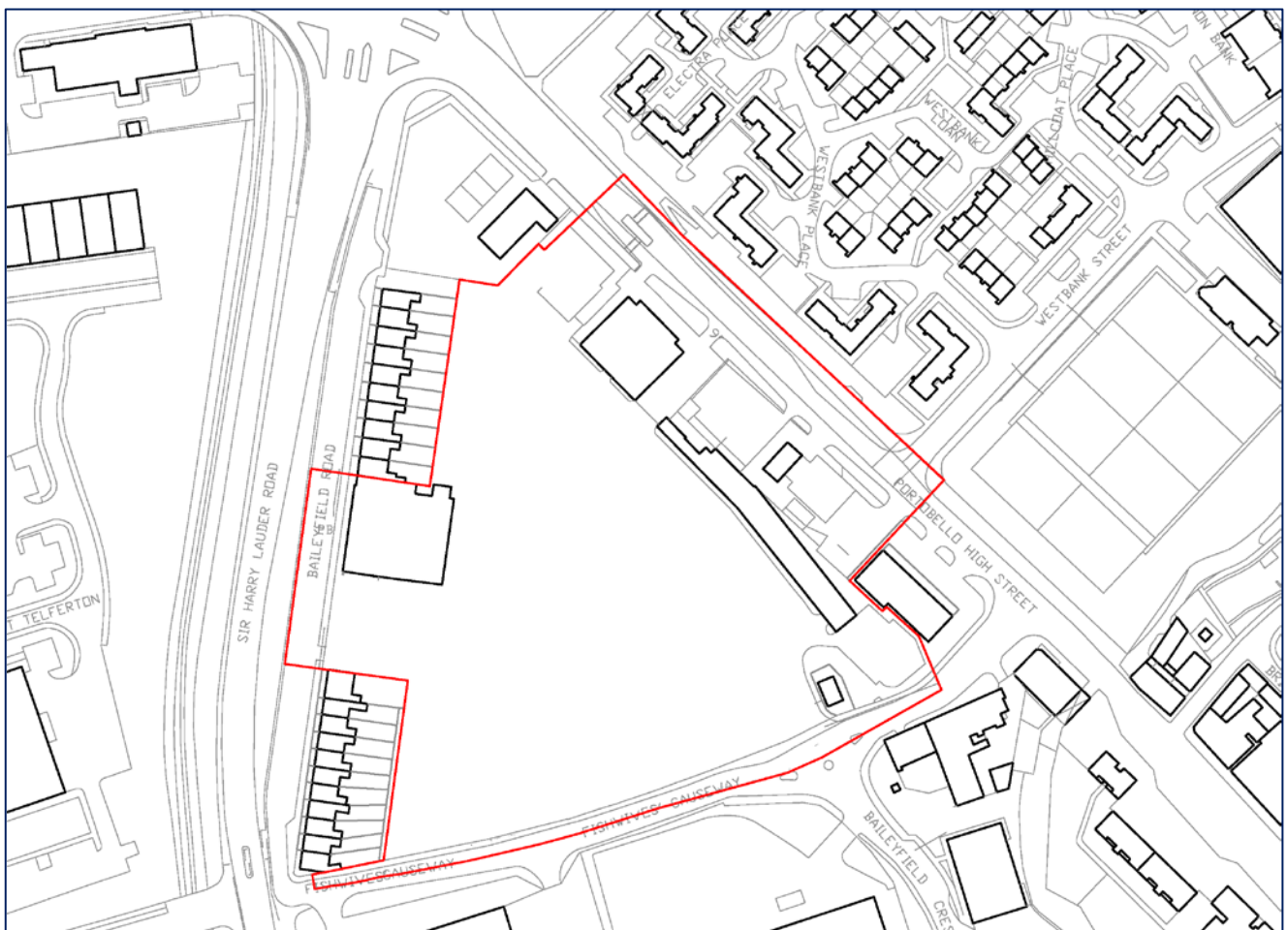
1. Introduction

1.1 This statement is prepared on behalf of Aldi Stores Ltd ("the applicant/Aldi") and is submitted in support of an application for Approval of Matters Specified in Conditions (AMSC) relating to Planning Permission 14/03736/PPP for the redevelopment of land, 100 metres west of 17-21 Portobello High Street, Edinburgh.

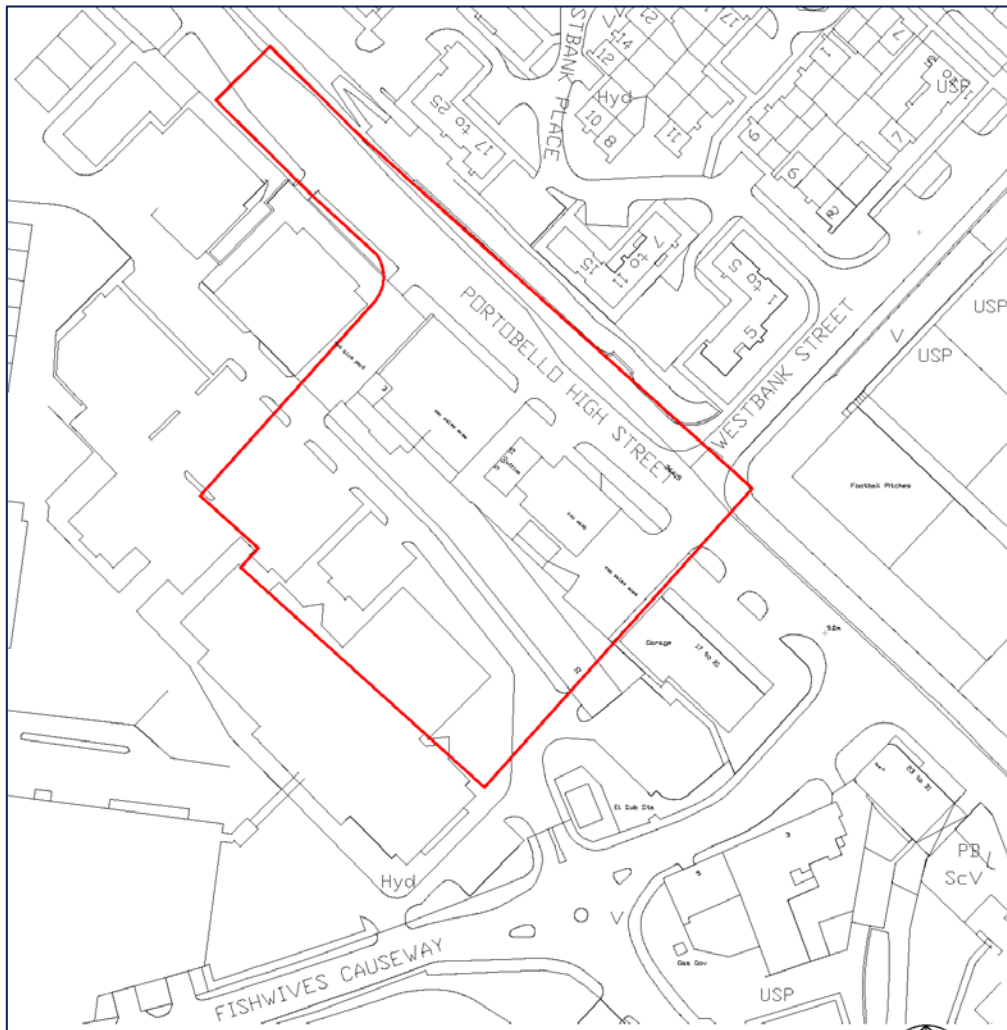
1.2 Planning Permission in Principle (PPP) for the redevelopment of the brownfield site at Baileyfield Road was granted for the:

"Demolition of buildings and development for residential, retail, sui generis and retirement apartments, detailed matters for retail store (siting, design, access and landscaping) detailed matters of residential (max no. of heights of units, layout and points of vehicular/pedestrian access and egress)."

1.3 The application boundary for the PPP is shown below.



- 1.4 The application boundary for the current AMSC application is shown below.



- 1.5 The PPP established the principle of the mix of uses outlined in the description above and approved the siting, design, parking, access and hard and soft landscaping of the foodstore.
- 1.6 Aldi is now bringing forward the remaining details for the foodstore element of the PPP, through this application for Approval of Matters Specified in Conditions.
- 1.7 These remaining matters are set out in Conditions 2, 4, 5, and 9 of the PPP. The description of development is as follows:
- "Application for approval of matters specified in conditions 2, 4, 5, & 9 of planning permission 14/03736/PPP relating to detailed matters of Phase 1 - retail foodstore"*
- 1.8 Specifically, the statement explains the scope of the current AMSC application and outlines the material which is being lodged as part of the submission.
- 1.9 In doing so, the statement comprises the following sections:

- **Section 2: PPP Conditions** – provides an overview of the PPP conditions;

- **Section 3: The scope of the Application** – outlines the matters which are covered by this application and explains how the material lodged as part of the application relates to each matter.

2. PPP Conditions

- 2.1 Planning Permission in Principle for the site was approved subject to 10 conditions.
- 2.2 As outlined above, conditions 2, 4, 5, and 9 of the PPP require that before development starts, further applications shall be submitted to and approved in writing by the Planning Authority in respect of the following matters concerning the retail foodstore – phase 1:

Condition 2 -

- a) Design and configuration of public realm and open spaces, all external materials and finishes
- b) Detailed cycle parking, road alignments and servicing areas
- c) Waste management and recycling facilities
- d) Sustainability details, including a surface water management strategy
- e) Footpaths and cycle routes
- f) Hard and soft landscaping details, including:
 - i) Walls, fences, gates and any other boundary treatments
 - ii) The location and schedule of new trees, shrubs and hedges to comprise species, plant size and proposed number/density
 - iii) Programme of completion and subsequent maintenance
 - iv) Existing and proposed services such as cables, pipelines, substations
 - v) Other artefacts and structures such as street furniture, including lighting columns and fittings
 - vi) Details of phasing of these works
- g) Cross sections of the site and existing and finished ground levels in relation to Ordnance Datum
- h) Operation plan of the car parking and the number of car parking spaces for the retail part of the development

Condition 4 – SUDs & drainage

Condition 5 – Archaeology

Condition 9 – Contamination

- 2.3 The detail of the residential elements of the PPP (Phases 2 and 3) as required by condition 3, will be subject to separate AMSC applications.

3. The scope of the Application

- 3.1 This AMSC brings forward, for approval, the detail of the matters outlined in Conditions 2, 4, 5, & 9 of the PPP.
- 3.2 The application description is as noted in paragraph 1.8 earlier.
- 3.3 The table below explains how the information lodged as part of this application relates to each matter specified in the conditions.

	Matter Specified in Conditions	Information lodged
2	Retail Foodstore – Phase 1 Prior to the commencement of works on site, details of the undernoted matters shall be submitted and approved by the Head of Planning and Building Standards, in the form of a detailed layout of that phase of the site and include detailed plans, sections and elevations of the buildings and all other structures.	
	(a) Design and configuration of public realm and open spaces, all external materials and finishes	Refer to: <ul style="list-style-type: none"> ➤ Proposed Site Plan (0058-PL003 Rev H) ➤ Proposed Landscaping Plan (0058-PL009 Rev G) ➤ Proposed Building Elevations (0058-PL005 Rev E) ➤ Proposed Streetscape Elevations (0058-PL008 Rev B) ➤ Proposed Site Sections (0058-PL006 Rev A) ➤ Proposed Roof Plan (0058-PL007 Rev C)
	(b) Detailed cycle parking, road alignments and servicing areas	Refer to: <ul style="list-style-type: none"> ➤ Proposed Site Plan (0058-PL003 Rev H) ➤ Proposed Building Elevations (0058-PL005 Rev E)

			<ul style="list-style-type: none"> ➤ Proposed Floor Plan (0058-PL004 Rev B) ➤ Proposed Site Sections (0058-PL006 Rev A)
	(c)	Waste management and recycling facilities	Refer to: <ul style="list-style-type: none"> ➤ Proposed Floor Plan (0058-PL004 Rev B)
	(d)	Sustainability details, including a surface water management strategy	Refer to: <ul style="list-style-type: none"> ➤ Sustainability Statement ➤ Drainage Impact Assessment
	(e)	Footpaths and cycle routes	Refer to: <ul style="list-style-type: none"> ➤ Proposed Site Plan (0058-PL003 Rev H)
	(f)	Hard and soft landscaping details, including:	
		i) Walls, fences, gates and any other boundary treatments	Refer to: <ul style="list-style-type: none"> ➤ Proposed Site Plan (0058-PL003 Rev H) ➤ Proposed Landscaping Plan (0058-PL009 Rev G)
		ii) The location and schedule of new trees, shrubs and hedges to comprise species, plant size and proposed number/density	Refer to: <ul style="list-style-type: none"> ➤ Proposed Landscaping Plan (0058-PL009 Rev G)
		iii) Programme of completion and subsequent maintenance	Refer to: <ul style="list-style-type: none"> ➤ Management and Maintenance Strategy – Landscaping
		iv) Existing and proposed services such as cables, pipelines, substations	Refer to: <ul style="list-style-type: none"> ➤ Utility Plans ➤ Drainage Impact Assessment
		v) Other artefacts and structures such as street furniture, including lighting columns and	Refer to: <ul style="list-style-type: none"> ➤ Proposed Site Plan (0058-

		fittings	PL003 Rev H)
		vi) Details of phasing of these works	Refer to: <ul style="list-style-type: none"> ➤ Projekt Construction – preliminary schedule of works
	(g)	Cross sections of the site and existing and finished ground levels in relation to Ordnance Datum	Refer to: <ul style="list-style-type: none"> ➤ Proposed Site Sections (0058-PL006 Rev A)
	(h)	Prior to the commencement of works on site, the operation plan of the car parking and the number of car parking spaces for the retail part of the development shall be submitted and approved by the Development Management Sub Committee	Refer to: <ul style="list-style-type: none"> ➤ Car park management plan ➤ Proposed Site Plan (0058-PL003 Rev H)
4		For each phase of the development and prior to the commencement of any works on that phase, a SUDS scheme, detailing 2 levels of treatment, and separate drainage strategy document shall be submitted for the written approval of the Head of Planning and Building Standards, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme.	Refer to: <ul style="list-style-type: none"> ➤ Drainage Impact Assessment
5		For each phase of development, no development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Excavation, reporting and analysis, public engagement, publication, interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Head of Planning and Building Standards, for that particular phase.	Refer to: <ul style="list-style-type: none"> ➤ Archaeological Method Statement
9		Prior to the commencement of construction works on site for each particular phase:	
	a)	A survey for that phase (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is	Refer to: <ul style="list-style-type: none"> ➤ Remediation Strategy

		acceptable, or that remedial work and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and	
	b)	Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted and approved in writing by the Planning Authority.	Refer to: ➤ Remediation Strategy
	c)	Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.	Refer to: ➤ Remediation Strategy

4. Summary

- 4.1 This submission seeks approval of matters specified in conditions that will allow commencement of works in respect of the Class 1 retail foodstore, to be operated by Aldi (being phase 1).
- 4.2 Further applications for AMSC will follow relating to Phases 2 and 3 relating to the retirement and residential elements of the PPP.
- 4.3 Please direct any queries relating to this submission to Michael Nelson at GVA James Barr (0141 305 6326), in the first instance.