



Case reference	NOD-EDB-004 (17/04137/FUL & 17/04138/LBC)
Application details Site address	Re-development of the Former Corstorphine hospital to form 76 residential apartments 136 Corstorphine Road, Edinburgh
Applicant Determining Authority Local Authority Area	Sundial Dundas (Corstorphine Ltd.) The City of Edinburgh Council
Reason(s) for notification	Direction
Representations	2 (Withdrawn)
• Date notified to Ministers Date of recommendation	25 January 2019 but not fully documented until 4 February 2019 13 February 2019
Decision / recommendation	Clear

## Description of Proposal and Site:

- Planning consent is sought for the change of use and redevelopment of the former Corstorphine Hospital to 76 residential apartments. 54 apartments will be built within the former hospital and 22 apartments will be built in a new building to the south of the main hospital building. The site is to the north side of Corstorphine Road and to the west and south of Edinburgh Zoo.
- The listed building consent (LBC) is sought for the conversion and redevelopment of the former Corstorphine Hospital buildings into 54 residential apartments. The Italianate style, T-plan, two-storey hospital, with north and south lodges dates from 1866 with later 19<sup>th</sup> and 20<sup>th</sup> century extensions and is category C-listed. It is currently vacant and has not been used since 2014 when it ceased providing specific care for the elderly. 30 apartments are proposed for the original building and 24 apartments within the two new rear extensions to the main building.
- In March 2018, Scottish Ministers issued notification directions for both the planning and listed building applications. Scottish Ministers issued the directions due to possible issues of national importance, relating to concerns that the giant pandas at Edinburgh Zoo would be particularly vulnerable in terms of negative health impacts to noise and vibration during the demolition and construction works as their enclosure is adjacent to the site. At the time of the notification directions, the Royal

Zoological Society of Scotland (RZSS) had an outstanding objection to the development.

- On 9 January 2019 the City of Edinburgh Council's (CEC) planning committee indicated that it was minded to grant planning permission and LBC for the development.
- This assessment will examine both the planning application and the listed building consent.

### **EIA Development:**

- The City of Edinburgh Council (CEC) carried out a screening opinion which determined an EIA was not required for the development.

### **Consultations and Representations:**

- The RZSS had initially objected to the applications due to the 'mortal risk' posed to the giant pandas as their enclosure is adjacent to the proposal. However, the RZSS have now removed their objection.
- Similarly, a local resident had also objected on the grounds of animal welfare. But this objection has also been removed.
- The Architectural Society of Scotland (AHSS) objected to the LBC as they raised concerns about the massing of the new rear extensions and proposed interventions altering the classical design on the south elevation.
- Historic Environment Scotland did not have any comments to make on the development.
- Following notification, PAD consulted Scottish Government's Culture and Historic Environment Division (CHED) who had no comments to add.

### **Assessment:**

1. Scottish Ministers requested notification due to the concerns about potential adverse impacts to the giant pandas. We note that following a series of meetings with the developer and other stakeholders, the RZSS removed their objection on 19 September 2018 after a package of mitigation measures was agreed. The mitigation measures included the construction of a new enclosure for the giant pandas – which permission was granted for in August 2018 (18/03727/FUL) and construction is now underway.
2. The CEC have attached two conditions to the planning permission based on an agreement reached by the developer and the Zoo that specifically states that the pandas will be moved and safeguarded from the possible negative impacts of the demolition and construction before any work commences. It should be noted that these measures will also cover any possible negative impacts on the health of other animals in close proximity to the development.

3. CEC highlight in their committee report that the original C-listed hospital building was altered significantly and unsympathetically inside and out in the later 20<sup>th</sup> century. The most imposing addition is the 1960's three-storey, glazed curtain wall enclosure on the principle elevation and the flat-roofed, rendered extensions to the rear. CEC consider that the removal of these structures is a significant conservation gain and the proposed replacement structures are an appropriate additions in terms of scale, design and materials.
4. Overall, CEC are of the view that the proposals have no adverse effect on the character or setting of the listed building and are acceptable in terms of scale, form, design and materials. CEC are also of the view that the development will have no detrimental impact on significant archaeological remains, residential amenity, road safety or infrastructure and will have no significant impacts in terms of flooding or aerodrome safety. CEC consider that there are no material considerations that outweigh the recommendation to grant consent for the development.
5. The concerns about the potential adverse impacts to the pandas has been resolved. We are not aware of any other issues of national importance with the planning or listed building applications that would warrant intervention.

**Decision/Recommendation:**

- Clear both the planning and listed building applications back to City of Edinburgh Council.