



City of Edinburgh Leisure Development Schedule 2017

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Explanatory notes

Cover photo: Meggetland Sports Complex

Whilst reasonable efforts have been made to verify the information in this report, the City of Edinburgh Council are unable to provide an assurance as to the accuracy, currency or comprehensiveness of tables and commentary. Users should undertake their own checks before using the data in this report as an input to policy or investment decisions.

This schedule has been prepared by Planning, City of Edinburgh Council.

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Commentary

Development summary

This is the tenth leisure schedule to be produced by the City of Edinburgh Council. It is one of six which take an overview of commercial development in the city over the past year.

The schedule details significant (over 500 sq. m.) completions, properties under construction, planning consents, applications awaiting determination and closures.

'Leisure' is defined in this schedule as developments falling under Classes 10 and 11 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. This includes, but is not limited to, galleries, museums, cinemas, casinos, concert halls and sporting facilities.

Graph 1 shows that there were 23,630 sqm of completions in 2017. There were 2,103 sqm under construction, 46,168 sqm of developments with planning consent and 1,469 sqm of developments awaiting determination.

Two of the seven completions and developments under construction in 2017 were on brownfield sites, as are all existing consents.

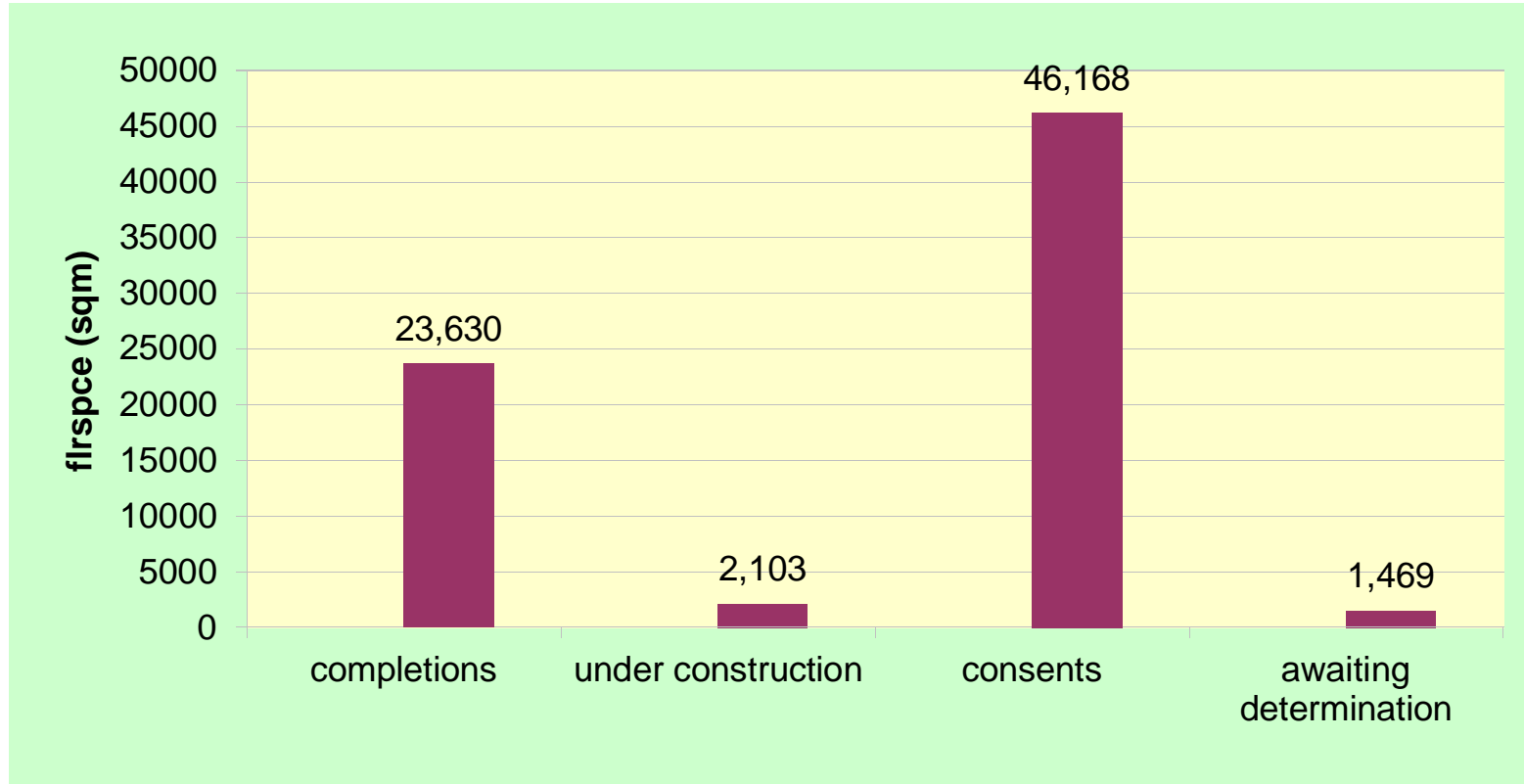
Trends

'Leisure', unlike hotels, for example, is a disparate category, and it is therefore difficult to identify meaningful trends. As in 2016, the majority of completions, developments under construction and consents in 2017 were outwith the City Centre.

Significant developments

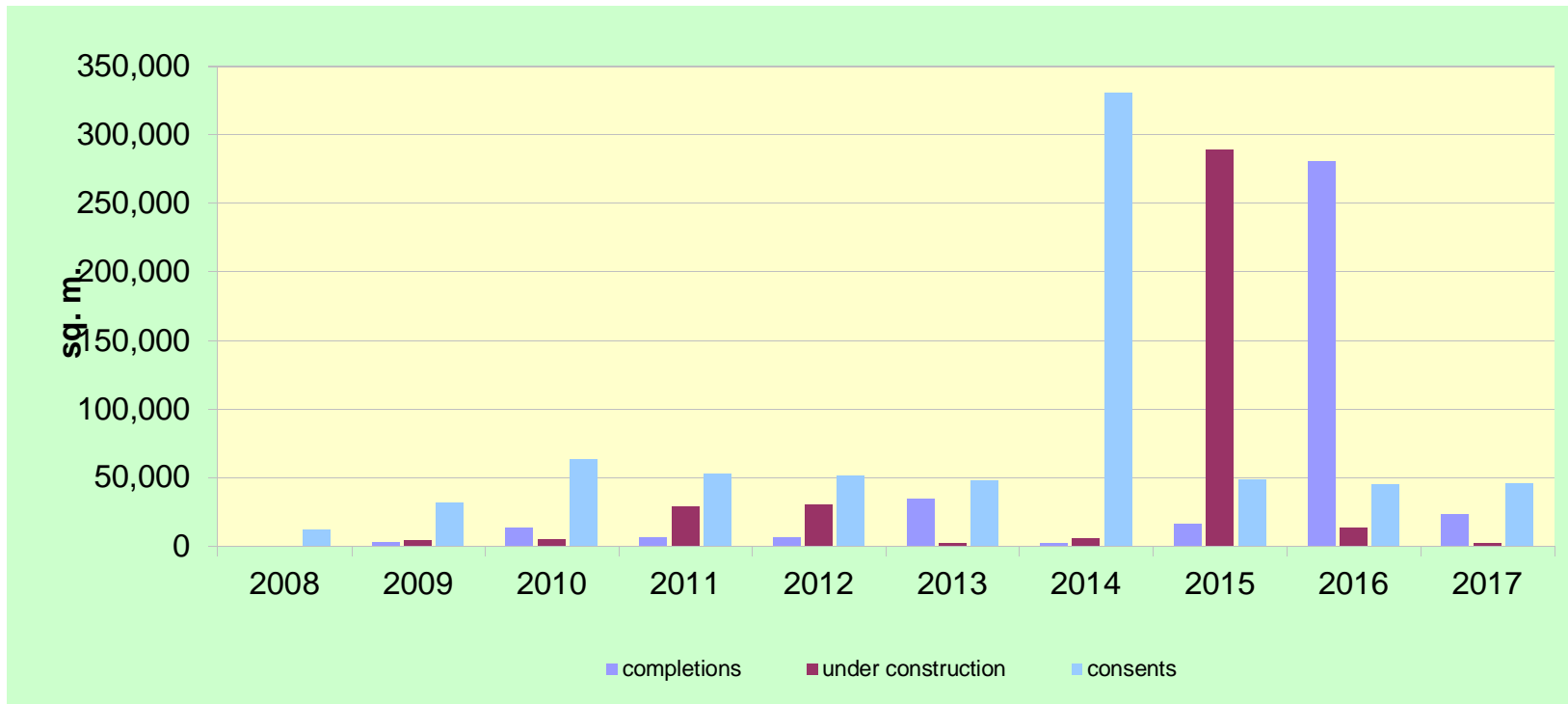
- Construction was completed on a complex of six five-a-side football pitches at Marine Drive.
- Construction was completed on a bike trail at St. Leonard's Hill.
- Meadowbank Sports Centre and Stadium closed prior to redevelopment of the site.

Leisure developments in Edinburgh 2017



HISTORIC TRENDS : DEVELOPMENT PIPELINE

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
completions	0	3,094	13,490	6,782	6,286	34,599	2,121	16,611	280,632	23,630
under construction	0	4,050	5,373	29,272	30,800	2,347	5,793	289,185	13,553	2,103
consents	11,998	31,923	62,926	52,532	51,897	48,036	330,420	48,718	45,719	46,168



Summary of leisure developments by area as at 31 December 2017

Strategic Development Areas	1) UNDER CONSTRUCTION				2) PLANNING PERMISSION			
	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL
City Centre West Edinburgh Waterfront South East	1,453			1,453	8,950	2,800		11,750
Outwith Core Areas		650		650	33,089	1,329		34,418
TOTAL	1,453	650		2,103	42,039	4,129		46,168
Strategic Development Areas	3) COMPLETED FLOORSPACE				4) AWAITING DETERMINATION			
	new build	change of use	refurb.	ext. TOTAL	new build	change of use	refurb.	TOTAL
City Centre West Edinburgh Waterfront South East	10,850	680		11,530				
Outwith Core Areas	5,000			5,000		1,649		1,649
TOTAL	22,950	680		23,630		1,649		1,649

all floorspaces are square metres gross

Table 1: Leisure developments completed between 1 January 2017 and 31 December 2017

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
16/05543/FUL	Charlotte Square, 35-39	Mr. William Dunn	Dec-16	c/u	11	680	gym & spa
15/00557/FUL	Heriot Mount, St. Leonard's Hill [land 25m north of]	Braidwood Bikepark	Feb-16	new	15	8,500	mountain bike trail
12/01964/FUL	Marine Drive, 25	World of Football at Edin. Telford Coll.	Oct-12	new	4	7,100	6 covered 5-a-side pitches and changing facilities
16/02534/FUL	New Market Road, 8-9, 11	GVA Grimley Ltd.	Aug-16	new	9	2,350	2 indoor football pitches
15/05881/FUL	Westfield House, Westfield, Winchburgh	Stewarton Polo Club	Mar-16	new	1	5,000	arena, stables and parking
Total floor space						23,630	
No. of sites						5	

Table 2: Leisure developments under construction between 1 January 2017 and 31 December 2017

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
10/02373/FUL	Morrison Street, 189	Tiger Haymarket Developments Ltd	Mar-11	new	11	1,453	part of larger development
16/02242/FUL	Shrub Place, 7	Places for People (Shrubhill) Ltd.	Jul-16	c/u	12	650	c/u retail to gym
Total floor space						2,103	
No. of sites						2	

Table 3a: Leisure developments with planning consent as at 31 December 2017 - Consent gained during 20

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
17/01399/FUL	Barnbogle Castle, Dalmeny Estate	Rosebery Estates Partnership	Jun-17	Jun-20	c/u	1	n/a	c/u residential>events
17/00422/FUL	Gorgie Road, 500	Spindlehawk Ltd.	Aug-17	Aug-20	c/u	7	581	mixed use resid. & comm.
17/00637/FUL	Gorgie Road, 545-551	Lift Gyms Ltd.	Apr-17	Apr-20	c/u	7	748	c/u to gym
17/01081/FUL	Ocean Drive, 98, Unit 2 [Ocean Terminal]	Ocean Terminal Ltd.	May-17	May-20	c/u	13	2,800	wheeled indoor sports facility
Total floor space							4,129	
No. of sites							4	

Table 3b: Leisure developments with planning consent as at 31 December 2017 - Consent gained prior to 2017

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
11/01492/PPP	Cramond Road North [land adjacent to 34]	AMA (New Town) Ltd	* legal	n/a	new	1	3,040‡	sports facilities - cricket & football
11/01493/PPP	Cramond Road North [land adjacent to 34]	AMA (New Town) Ltd	* legal	n/a	new	1	6,911‡	sports facilities - tennis & football
11/01494/PPP	Cramond Road North [land adjacent to 34]	AMA (New Town) Ltd	* legal	n/a	new	1	7,796	sports facilities - tennis & cricket
10/02955/PPP	Gilmore Park, Fountain Brewery	LTSB (Fountainbridge1) Ltd	Sep-11	never	new	7	n/a	9,290 sqm class 1, 2, 3 & 11 - part of larger development
13/03406/FUL	New Street [land adjacent to]	Artisan REI	Mar-14	never	new	11	n/a	
13/03407/FUL	New Street, 2, 4, 5, Canongate, 221, 223, 227, 231	Artisan REI	Mar-14	never	new	11	n/a	
12/03567/FUL	Portgower Place, 11a	Raeburn Place Development Ltd.	Jul-14	Jul-17	new	5	7,893	Stadium, hospitality, office, museum, retail
13/04507/FUL	Ravelrig Gait, 21	Ravelrig RDA	May-14	May-17	new	2	17,400	indoor riding arena for RDA
08/03361/OUT	St. James Centre	Henderson Global Investors	Jun-09	never	new	11	n/a	leisure unidentified
14/05305/AMC	West Harbour Road, 65	Granton Central Developments Ltd.	Aug-16	Aug-19	new	4	4,225	
16/01273/AMC	West Harbour Road, 62	Granton Central Developments Ltd.	Aug-16	Aug-19	new	4	4,725	
Total floor space							42,039	
No. of sites							11	

* consent subject to legal agreement

‡ duplicate applications - not included in total

Table 4: Leisure developments awaiting determination between 1 January 2017 and 31 December 2017

APPLIC. NO	ADDRESS	APPLICANT	DATE OF APPLICATION	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
17/01657/FUL	Carlowrie Castle, Boathouse Bridge Road	Mr. A. Marshall	Nov-17	new	1	n/a	15 timber cabins
17/02471/FUL	Craigpark, 1, Ratho	Tartan Leisure Ltd.	May-17	new	1	n/a	Lesiure complex incl. watersports
17/04223/FUL	Foxhall, Kirkliston	Conifox Nurseries	Sep-17	new	1	n/a	Extend existing adventure park
17/04669/FUL	Gorgie Road, 454, Unit 2	The Hutts	Oct-17	c/u	7	1,109	gymnastics centre
16/03107/FUL	Jack Kane Community Centre	Reiach & Hall Architects	Jun-16	new & refurb.	17	n/a	bike tracks, 3g pitches, centre refurb.
17/05010/FUL	Swanston Road, 106 [Swanston Farm]	Mr. A. McClung	Oct-17	c/u	1	540	indoor golf and sports facility
17/04606/FUL	Swanston Road, 111 [Swanston Golf Club]	Swanston Golf Ltd.	Oct-17	new	1	n/a	driving bays and golf academy
Total floor space						1,649	
No. of sites						7	

Table 5: Leisure closures between 1 January 2017 and 31 December 2017

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	FLOOR SPACE (SQM)	NOTES
17/04578/FUL	Calton Road, 24-26	Square & Crescent Ltd.	n/a	new	resid.	11	n/a	Former Studio 24
	Meadowbank Sports Centre & Stadium	n/a	n/a	new	mixed	14	n/a	
Total floor space							0	
No. of sites							2	