



City of Edinburgh Retail Development Schedule 2017

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The schedule provides details of retail developments of 200 sq. metres or larger which fall mostly into class 1 of the Use Classes (Scotland) Order. This includes formats such as retail warehouses, larger supermarkets, superstores, shopping parades and shopping malls. Some of the developments in this schedule may also include a certain amount of food & drink (class 3) uses, as it is common in mixed use developments to preserve a degree of flexibility between class 1 and class 3 uses. Whilst reasonable efforts have been made to verify the information in this report, 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.

SUMMARY OF RETAIL DEVELOPMENTS AS AT 31 DECEMBER 2017, BY DEVELOPMENT AREA

DEVELOPMENT AREA	UNDER CONSTRUCTION			PLANNING PERMISSION 2017			PLANNING PERMISSION PRE-2017		
	new build	change of use	TOTAL	new build	change of use	TOTAL	new build	change of use	TOTAL
City Centre	60,922	0	60,922	4,535	0	4,535	7,872	0	7,872
West Edinburgh	0	0	0	0	0	0	13,073	0	13,073
Waterfront	0	0	0	0	0	0	12,430	325	12,755
South East	0	0	0	0	0	0	11,479	0	11,479
Other	3,198	0	3,198	1,411	0	1,411	1,464	704	2,168
TOTAL	64,120	0	64,120	5,946	0	5,946	46,318	1,029	47,347
DEVELOPMENT AREA	COMPLETED FLOORSPACE			AWAITING DETERMINATION			TOTAL IN THE PIPELINE (*)		
	new build	change of use	TOTAL	new build	change of use	TOTAL	new build	change of use	TOTAL
City Centre	4,194	0	4,194	1,583	0	1,583	73,329	0	73,329
West Edinburgh	0	0	0	5,439	0	0	13,073	0	13,073
Waterfront	0	0	0	8,675	0	8,675	12,430	325	12,755
South East	2,322	0	2,322	0	0	0	11,479	0	11,479
Other	7,306	0	7,306	7,802	253	8,055	6,073	704	6,777
TOTAL	13,822	0	13,822	23,499	253	23,752	116,384	1,029	117,413

(*1) Under construction + planning permission

TABLE 1: RETAIL DEVELOPMENTS COMPLETED BETWEEN 1 JANUARY 2017 AND 31 DECEMBER 2017

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	RETAIL FLOORSPACE		OCCUPIER / STARTED TRADING (IF KNOWN)
								sq.m. gross	sq.ft.gross	
13/03407/FUL	New Street 221,223,227, 231	Artisan REI	OR	Mar-14	new build	city centre	11	4,194	45,144	various traders / vacant
15/04443/AMC	Niddrie Mains Road	Lidl UK GmbH	FS	Sep-15	new build	outwith	17	2,486	26,759	Lidl
15/05564/AMC	Niddrie Mains Road	TJ Morris Ltd/PARC Craigmillar Ltd	OR	May-16	new build	south east	17	2,322	24,994	Greggs / Home Bargains / vacant
14/03807/FUL	Oxgangs Road North	Aldi Stores Ltd	FS	Feb-16	new build	outwith	8	1,056	11,367	Aldi
15/05331/FUL	Slateford Road, 155	Lidl GmbH.	FS	Feb-16	redevelopment	outwith	9	2821	30,365	Lidl
14/03643/FUL	St Leonard's Street 102	UNITE Group PLC	OR	Jun-15	new build	outwith	15	943	10,150	speculative
Total Floorspace								13,822	148,779	
No of Sites									6	

*1 This represents the completed floorspace the remainder is contained in the consents table. The floorspace figure is a maximum and does consist of some office (class 2) and restaurant (class 3)

TABLE 2: RETAIL DEVELOPMENTS UNDER CONSTRUCTION AS AT 31 DECEMBER 2017

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	RETAIL FLOORSPACE		EXPECTED LETTING STATUS
									sq.m. gross	sq.ft.gross	
15/04194/FUL	Easter Road, 234-246, 248	Lidl UK GmbH	FS	Sep-15	full	new build	outwith	12	2,811	30,257	Lidl
07/03698/REM	Fountainbridge 194 (land adjacent to)	Fountain North Ltd	FS	Nov-07	full	new build	city centre	9	949	10,215	speculative
12/03392/FUL	Gorgie Road 396	Chamic Developments Ltd	OR	Oct-14	full	new build	outwith	7	387	4,165	speculative
14/01448/FUL	Lister Square 2	Quartermile ventures	FS	Sep-14	full	new build	city centre	10	287	3,089	speculative
13/03182/FUL	Lothian Road 142, Fountainbridge 54A	SWIP plc	OR	Mar-14	full	new build	city centre	9	932	10,032	speculative
10/02373/FUL	Morrison Street 189	Tiger Haymarket Developments Ltd.	OR	Mar-11	full	new build	city centre	11	3,939	42,399	pre-let / speculative
15/02054/AMC	St James Centre	TIAA Henderson Real Estate	OR	Jul-15	full	new build	city centre	11	54,815	590,024	pre-let / speculative
Total Floorspace								64,120	690,182		
No. of Sites									7		

OR- Other Retail

FS -Food Store

RW- Retail Warehouse

TABLE 3: RETAIL DEVELOPMENTS WITH PLANNING CONSENT NOT IMPLEMENTED AS AT 31 DECEMBER 2017

a) CONSENTS GRANTED IN 2017

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	CONSENT EXPIRES	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	RETAIL FLOORSPACE	
										sq.m.gross	sq.ft.gross
17/04190/AMC	Pennywell Road (Regeneration Masterplan)	The City of Edinburgh Council	OR	Dec-17	Dec-22	full	new build	outwith	1	1,062	19,160
16/05292/FUL	Princes Street, 64	LaSalle Investment Management	OR	Sep-17	Sep-20	full	redevelopment	city centre	11	4535	48,814
17/02658/AMC	Salamander Place, 9-21	Cruden Homes (East) Ltd / Teague Homes	OR	Nov-17	Nov-22	full	new build	outwith	13	349	3,757
Total floorspace										5,946	71,731
No. of sites											3

*1 redevelopment of the former BHS store

TABLE 3: RETAIL DEVELOPMENTS WITH PLANNING CONSENT NOT IMPLEMENTED AS AT 31 DECEMBER 2017

b) CONSENTS GRANTED PRIOR TO 2017

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	CONSENT EXPIRES	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	RETAIL FLOORSPACE	
										sq.m. gross	sq.ft.gross
14/01177/PPP	Eyre Terrace 7,11,13	Royal Bank of Scotland	OR	Feb-15	legal	outline	new build	outwith	5	350	3,767
14/05330/FUL	Ferry Road 77	Motor Fuel Group.	FS	Feb-15	Feb-18	full	new build	outwith	12	372	4,004
14/03848/PPP	Fountainbridge (site at former)	West Register Realisations Ltd	OR	Oct-15	legal	outline	new build	city centre	9	1,967	21,173
14/02814/PPP	Fountainbridge (site 60 m south of 199)	Edi Group	FS/OR	Jun-16	Jun-19	full	new build	city centre	9	4,476	48,179
15/02892/PPP	Fountainbridge, 194 (land adjacent to)	Fountain North Ltd	FS/OS	Dec-16	Dec-19	outline	new build	city centre	9	n/a	n/a
14/01961/FUL	Gorgie Road 76	Deans Healthcare	OR	Jan-15	Jan-18	full	new build	outwith	7	242	2,605
17/05455/FUL	Gorgie Road, 500	Drumcarron Assets	OR	Aug-17	legal	full	change of use	outwith	7	704	7,578
06/03636/REM	Granton Harbour/ West Harbour Road	Forth Property Development Ltd	OR	Mar-09	Jun-24	full	new build	waterfront	4	510	5,490
03/01922/FUL	Granton Pier/ Plot 4 and 7A Middle Pier	Gregor Shore PLC	OR	Jul-05	never	full	new build	waterfront	4	3,000	32,292
15/01724/FUL	Gyle Centre, Gyle Avenue, 33,34,35,36	Gyle Shopping Centre General Partner Ltd	OR	May-16	legal	full	new build	west	3	5,575	60,009
14/05101/AMC	Kinnaird Park 1-77, Lawhouse Toll 1-13	Gibraltar General Partner Ltd	RW	Mar-15	Mar-18	full	new build	south east	17	7,479	80,503
11/00874/FUL	Kinnaird Park 1 to 77, Lawhouse Toll 1 to 13	Gibraltar General Partners Ltd	RW	Jul-11	never	full	new build	south east	17	n/a	n/a
15/04405/FUL	Lonehead Drive , 5, Newbridge (Land 140 Metres Northeast O	Gilles of Broughty Ferry Ltd + Prem Rooster	RW	May-16	May-19	full	new build	west	1	4,998	53,798
14/05174/PPP	London Road 151	Caledonian Trust	FS	Nov-16	Nov-19	outline	new build	outwith	14	500	5,382
13/03406/FUL	New Street (land adjacent to)	Artisan REI	OR	Mar-14	Mar-16	full	new build	city centre	11	n/a	n/a
13/03407/FUL	New Street 221,223,227, 231	Artisan REI	OR	Mar-14	never	full	new build	city centre	11	1,429	15,382
14/03416/PPP	Niddrie Mains Road	Parc Craigmillar Ltd	FS/OR	Sep-15	Sep-18	full	new build	south east	17	4,000	43,056
14/03693/FUL	Queen Charlotte Street	The Co-operative Group	FS	Mar-15	Mar-18	full	change of use	waterfront	13	325	3,498
10/01832/PPP	Royal Highland Centre, Ingliston Road	RHASS	OR	Jun-10	legal	outline	new build	west	1	2,500	26,910
16/01273/AMC	West Harbour Road, 62 Granton Square, 11	Granton Central Developments Ltd	OR	Aug-16	Aug-18	full	new build	waterfront	4	8920	96,014
Total floorspace										47,347	509,639
No. of sites											20

* 1 Development has commenced on site and has not therefore lapsed

* 2 Increase floor cap from 64,665 sq m (gross) to 71,502 sq m

* 3 This application was refused on the 11 December 2015 but then subsequently granted on appeal

* 4 This represents the remaining undeveloped part of the application (Canongate Venture building). The other 4,194sq.m. was completed in 2017

* 5 Only the a foodstore from this application remains undeveloped the floorspace shown reflects this. Original total retail floorspace was 8,588sq.m. - the developed floorspace is covered by applications 15/04443/AMC and 15/05564/AMC which are listed in the completed table

legal - minded to grant subject to legal agreement, once this agreement has been reached it will then be granted consent

TABLE 4: RETAIL APPLICATIONS AWAITING DETERMINATION AS AT 31 DECEMBER 2017

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE RECEIVED	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPM'T AREA	WARD	RETAIL FLOORSPACE		NO. OF PARKING SPACES
									sq.m.gross	sq.ft.gross	
15/05580/PPP	Eastfield Road, 2 (land 160 metres north of)	The IBG Stakeholders	OR	Dec-15	outline	new build	west	1	5,439	58,545	unknown *1
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland PLC	OR	Nov-16	outline	new build	city centre	5	1583	17,039	unknown
17/05455/FUL	Gorgie Road, 73	Drumcarron Assets	OR	Nov-17	full	change of use	outwith	7	253	2,723	0
17/02484/AMC	Granton Harbour, West Harbour Road	Granton Central Developments Ltd	OR	May-17	full	new build	waterfront	4	8675	93,377	n/a
17/00168/FUL	Lauriston Place, 1	Quartermile Ventures Ltd	OR	Jan-17	full	new build	outwith	10	302	3,251	0
14/04800/PPP	West Shore Road 4 (site 175 SE of)	Lattice Properties.	OR	Nov-14	outline	new build	outwith	4	7,500	80,729	unknown
Total Floorspace									23,752	255,665	
No. of Sites											6

OR- Other Retail

*1 Class 3 (restaurant) and 11 (assembly and leisure) as well as Class 1 space, total floorspace shown is for all 3 classes

FS -Food Store

RW- Retail Warehouse

TABLE 5 : RETAIL APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JANUARY AND 31 DECEMBER 2017

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE WITHDRAWN / REFUSED ETC	REASON	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	RETAIL FLOORSPACE	
										sq.m.gross	sq.ft.gross
13/04966/PPP	Broadway Park 1, South Gyle	Crestbridge Corporate Trustees	OR	Jun-14	expired / superseded	outline	new build	west	3	465	5,005
14/02786/FUL	Canonmills Bridge 1	Mountlake	OR	Feb-15	refused	full	change of use	outwith	12	308	3,315
14/05147/FUL	James Craig Walk 27,29, 31	TIAA Henderson Real Estate	OR	Apr-17	withdrawn	full	new build	city centre	11	2,199	23,670
13/00088/FUL	PA3 - New Street 221-223 Canongate	Artisan REI	OR	May-13	superseded	full	new build	city centre	11	960	10,333
13/00090/FUL	PA4A - New Street 221-223 Canongate	Artisan REI	OR	May-13	superseded	full	new build	city centre	11	2,088	22,475
12/03567/FUL	Portgower Place 11A	The Edinburgh Academical Club	OR	Jul-14	expired	full	new build	outwith	5	1,780	19,160
16/05399/FUL	Willowbrae Road, 235	83S Ltd	OR	Jan-17	withdrawn	full	new build	outwith	14	937	10,086
13/04320/AMC	West Harbour Road, 65	Granton Central Developments	OR	Jan-14	superseded	full	new build	waterfront	4	9,230	99,351
14/05305/AMC	West Harbour Road, 65	Granton Central Developments	OR	Aug-16	superseded	full	new build	waterfront	4	8,920	96,014
Total floorspace										26,887	289,409
No. of sites											9

TABLE 6: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2017

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	RETAIL FLOORSPACE LOST		CONSENT IMPLEMENTED (year if known)
							sq.m. gross	sq.ft.gross	
17/04930/FUL	Gorgie Road, 392	Wood Homes Ltd.	application	change of use	restaurant	7	365	3,929	no
17/00637/FUL	Gogrie Road, 545-551	Lift Gyms Ltd	Apr-17	change of use	gym	9	748	8,051	no
17/00786/FUL	Newkirkgate, 37-38	NewRiver RE IT (UK) Ltd	Aug-17	change of use	restaurant	13	316	3,401	no
17/01081/FUL	Ocean Drive, 98 unit 2 (Ocean Terminal)	Ocean Terminal Limited	May-17	change of use	wheeled indoor sports facility	13	28,000	301,390	no
17/04158/FUL	Port Edgar , Shore Road, South Queensferry, 1/7	Port Edgar Marina	application	change of use	restaurant	1	765	8,234	no
17/00078/FUL	Sth. St. Andrew Str., 15-19 W. Register Str. 28-50	West Register Street (Property) Ltd	Jan-18	redevelopment	restaurant	11	435	4,682	no
Total floorspace							30,629	329,688	
No. of sites								6	0 out of 6 completed

*1 former British Home Stores anchor store

legal - minded to grant subject to legal agreement, once this agreement has been reached it will then be granted consent

TABLE 7: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2016

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	RETAIL FLOORSPACE LOST		CONSENT IMPLEMENTED (year if known)
							sq.m. gross	sq.ft.gross	
16/05543/FUL	Charlotte Square, 35-39	Mr William Dunn	Dec-16	change of use	gym / spa	11	680	7,319	no
16/00809/FUL	Frederick Street, 12	Greaves Sports Limited.	Apr-16	change of use	restaurant	11	732	7,879	yes (2017)
16/02135/FUL	George Street, 83	Clydesdale Bank Plc.	Jun-16	change of use	bank	11	610	6,566	yes (2017)
16/04599/FUL	George Street, 100	CBRE Global Investors	Apr-17	change of use	restaurant	11	629	6,771	yes (2018)
16/05564/FUL	Gorgie Road, 231	Cuppa Coff SC Ltd	Feb-17	change of use	restaurant	7	607	6,534	yes (2017)
16/03805/FUL	Kew Terrace, 8	83S Ltd	Dec-16	change of use	car showroom	6	366	3,940	no
16/04758/FUL	Pier Place, 23	Mr Andrew Marshall	Dec-16	change of use	restaurant	13	392	4,219	no
16/02242/FUL	Shrub Place, 7	Places For People (Shrubhill) Ltd	Jul-16	change of use	gym	12	650	6,997	no
Total floorspace							4,666	50,224	
No. of sites								8	4 out of 8 completed

*1 FAZENDA is due to open in March 2018

*2 This unit is now a bathroom showroom

TABLE 8: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2015

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	RETAIL FLOORSPACE LOST		CONSENT IMPLEMENTED (year if known)	
							sq.m. gross	sq.ft.gross		
15/03479/FUL	Westfield Road, 39	Pure Gym Ltd	Sep-15	change of use	gym	7	1,027	11,055	no	
15/04650/FUL	Blenheim Place, 4	Vittoria Group	Dec-15	change of use	office	11	390	4,198	yes (2016)	
15/00221/FUL	Frederick Street, 24	DTZ Investors	Apr-15	change of use	restaurant	11	378	4,069	yes (2016)	
15/01761/FUL	Northumberland Street, 71	Mr J. Wilson	Jul-15	change of use	yoga studio	11	210	2,260	yes (2016)	
15/05349/FUL	Princes Street, 10	Five Guys JV Ltd	WITHDRAWN	change of use	restaurant	11	507	5,457	WITHDRAWN	
15/05198/FUL	Queen Street, 44	LPS Property Ltd	Jan-16	change of use	residential	11	318	3,423	yes (2016)	
15/02012/FUL	Rose Street, 76	Henderson UK Property OEIC	May-15	change of use	restaurant	11	208	2,239	yes (2016)	
15/00136/FUL	Rose Street, 115-117	Joint Properties	May-15	change of use	restaurant	11	200	2,153	no	
15/05677/FUL	South Bridge, 97-99	Mr R Marwah	Jul-15	change of use	restaurant	11	240	2,583	yes (2016)	
15/04326/FUL	South Clerk Street, 57-59	Brewdogs Bars Ltd	Dec-15	change of use	restaurant	11	240	2,583	yes (2016)	
Total floorspace								3,718	40,020	
No. of sites								10	10	7 out of 10 completed

Note that table refers to losses of 200 sq m (GFA) or more.

TABLE 9: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2014

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	RETAIL FLOORSPACE LOST		CONSENT IMPLEMENTED (year if known)	
							sq.m. gross	sq.ft.gross		
13/05221/FUL	George IV Bridge 9A, 10, 11	Merefern Ltd	Feb-14	change of use	Class 3	11	850	9,149	yes (2017)	
14/01522/FUL	George Street 107	The Speratus Group Ltd	Jul-14	change of use	Class 3	11	298	3,208	yes (2015)	
14/01399/FUL	George Street 141-143	Las Iguanas	May-14	change of use	Class 3	11	442	4,758	yes (2015)	
14/001738/FUL	Princes Street 79	Yo Sushi World	Jul-14	change of use	Class 3	11	260	2,799	yes (2015)	
14/02487/FUL	Princes Street 89,90, 90A	Total Pension Trustees UK Ltd	Oct-14	change of use	Class 3	11	365	3,929	no	
14/03413/FUL	Shandwick Place 52	Burton & Speke	Oct-14	change of use	Class 3	11	560	6,028	yes (2015)	
14/03602/FUL	South Groathill Avenue 22B	The Restaurant Group	Nov-14	change of use	Class 3	5	542	5,834	yes (2016)	
14/01180/FUL	Westfield Plaza (Westside Place)	Xercise4Less	May-14	change of use	Class 11	7	3,000	32,292	yes (2015)	
Total floorspace								6,317	67,996	
No. of sites								8	8	7 out of 8 completed

Note that table refers to losses of 200 sq m (GFA) or more.