



City of Edinburgh Retail Development Schedule 2018

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Map of Edinburgh's major development areas

cover photo: Lothian Road 142, Fountainbridge 54A (retail on ground floor)

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 2018, BY DEVELOPMENT AREA

DEVELOPMENT AREA	UNDER CONSTRUCTION			PLANNING PERMISSION 2018			PLANNING PERMISSION PRE-2018		
	new build	change of use	TOTAL	new build	change of use	TOTAL	new build	change of use	TOTAL
City Centre	64,718	0	64,718	761	442	1,203	6,443	0	6,443
South East	0	0	0	0	0	0	11,479	0	11,479
Waterfront	0	0	0	371	0	371	12,430	325	12,755
West Edinburgh	0	0	0	0	0	0	13,073	0	13,073
Other	349	704	1,053	453	0	453	2,526	0	2,526
TOTAL	65,067	704	65,771	1,585	442	2,027	45,951	325	46,276

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	2,168	300	2,468	0	0	0	71,922	442	72,364
South East	0	0	0	0	0	0	11,479	0	11,479
Waterfront	0	0	0	8,675	0	8,675	12,801	325	13,126
West Edinburgh	0	0	0	5,439	0	5,439	13,073	0	13,073
Other	3,198	253	3,451	7,722	0	7,722	3,328	704	4,032
TOTAL	5,366	553	5,919	21,836	0	21,836	112,603	1,029	114,074

(*1) Under construction + planning permission

TABLE 1: RETAIL DEVELOPMENTS COMPLETED BETWEEN 1 JANUARY 2018 AND 31 DECEMBER 2018

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE		OCCUPIER / STARTED TRADING (IF KNOWN)
							sq.m. gross	sq.ft.gross	
07/03698/REM	Fountainbridge 194 (land adjacent to)	Fountain North Ltd	FS	Nov-07	new build	9	949	10,215	speculative
14/01448/FUL	Lister Square 2	Quatermile ventures	FS	Sep-14	new build	10	287	3,089	speculative
13/03182/FUL	Lothian Road 142, Fountainbridge 54A	SWIP plc	OR	Mar-14	new build	9	932	10,032	speculative
18/09194/FUL	Multrees Walk, 11	Johnstons Of Elgin	OR	Dec-18	change of use	11	300	3,229	Johnstons of Elgin
CITY CENTRE TOTAL							2,468	26,565	
SOUTH EAST TOTAL							0	0	
WATERFRONT TOTAL							0	0	
WEST TOTAL							0	0	
15/04194/FUL	Easter Road, 234-246, 248	Lidl UK GmbH	FS	Sep-15	new build	12	2,811	30,257	Lidl
17/05455/FUL	Gorgie Road, 73	Drumcarron Assets	OR	Feb-18	change of use	7	253	2,723	Coop Funeral Care
12/03392/FUL	Gorgie Road 396	Chamic Developments ltd	OR	Oct-14	new build	7	387	4,165	speculative
OTHER TOTAL							3,451	37,146	
Total Floorspace							5,919	63,711	
No of Sites								7	

TABLE 2: RETAIL DEVELOPMENTS UNDER CONSTRUCTION AS AT 31 DECEMBER 2018

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE		EXPECTED LETTING STATUS
10/02373/FUL	Morrison Street 189	Tiger Haymarket Developments Ltd.	OR	Mar-11	full	new build	11	3,939	42,399	pre-let / speculative
13/03406/FUL	New Street (land adjacent to)	Artisan REI	OR	Mar-14	full	new build	11	n/a	n/a	
13/03407/FUL	New Street 221,223,227, 231	Artisan REI	OR	Mar-14	full	new build	11	1,429	15,382	*1
16/05292/FUL	Princes Street, 64	LaSalle Investment Management	OR	Sep-17	full	redevelopment	11	4535	48,814	*2
15/02054/AMC	St James Centre	TIAA Henderson Real Estate	OR	Jul-15	full	new build	11	54,815	590,024	pre-let / speculative
CITY CENTRE TOTAL								64,718	696,619	
SOUTH EAST TOTAL								0	0	
WATERFRONT TOTAL								0	0	
WEST TOTAL								0	0	
17/00422/FUL	Gorgie Road, 500	Spindlehawk Ltd	OR	Aug-18	full	change of use	7	704	7,578	pre-let / speculative
17/02658/AMC	Salamander Place, 9-21	Cruden Homes (East) Ltd / Teague Hor	OR	Nov-17	full	new build	13	349	3,757	pre-let / speculative
OTHER TOTAL								1,053	11,334	
Total Floorspace								65,771	707,953	
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 2018

a) CONSENTS GRANTED IN 2018

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	CONSENT EXPIRES	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE	
									sq.m.gross	sq.ft.gross
17/05997/FUL	Fountainbridge, 159 (Site At Former)	Vastint Hospitality B.V.,	OR	Jun-18	legal	full	new build	9	761	8,191
18/00647/FUL	Lister Square, 2	Quartermile 2 S.a.r.l.	OR	May-18	May-21	full	change of use	11	442	4,758
CITY CENTRE TOTAL									1,203	12,949
SOUTH EAST TOTAL									0	0
18/01145/AMC	Sealcarr Street, 29 (Land 71m Southeast Of)	Granton Central Developments Ltd	OR	Oct-18	Oct-20	full	new build	4	371	3,993
WATERFRONT TOTAL									371	3,993
WEST TOTAL									0	0
18/00454/FUL	Milton Road West, 8A	83S Ltd	OR	Aug-18	Aug-21	full	redevelopment	17	453	4,876
OTHER TOTAL									453	4,876
Total floorspace									2,027	21,818
No. of sites										4

*1 Total floorspace in 3/4 units with the potential of being Class 1,2,3 and Class 11 (Leisure)

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

TABLE 3: RETAIL DEVELOPMENTS WITH PLANNING CONSENT NOT IMPLEMENTED AS AT 31 DECEMBER 2018

b) CONSENTS GRANTED PRIOR TO 2018

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	CONSENT EXPIRES	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE	
									sq.m. gross	sq.ft.gross
14/03848/PPP	Fountainbridge (site at former)	West Register Realisations Ltd	OR	Oct-15	legal	outline	new build	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	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	9	n/a	n/a
CITY CENTRE TOTAL									6,443	69,352
14/05101/AMC	Kinnaird Park 1-77, Lawhouse Toll 1-13	Gibraltar General Partner Ltd	RW	Mar-15	Mar-18	full	new build	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	17	n/a	n/a
14/03416/PPP	Niddrie Mains Road	Parc Craigmillar Ltd	FS/OR	Sep-15	Sep-18	full	new build	17	4,000	43,056
SOUTH EAST TOTAL									11,479	123,559
06/03636/REM	Granton Harbour/ West Harbour Road	Forth Property Development Ltd	OR	Mar-09	Jun-24	full	new build	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	4	3,000	32,292
14/03693/FUL	Queen Charlotte Street	The Co-operative Group	FS	Mar-15	Mar-18	full	change of use	13	325	3,498
16/01273/AMC	West Harbour Road, 62 Granton Square, 11	Granton Central Developments Ltd	OR	Aug-16	Aug-18	full	new build	4	8920	96,014
WATERFRONT TOTAL									12,755	137,294
15/01724/FUL	Gyle Centre, Gyle Avenue, 33,34,35,36	Gyle Shopping Centre General Partner Ltd	OR	May-16	legal	full	new build	3	5,575	60,009
15/04405/FUL	Lonehead Drive , 5, Newbridge (Land 140 Metres Northeast Of)	Gilles of Broughty Ferry Ltd + Prem Rooster	RW	May-16	May-19	full	new build	1	4,998	53,798
10/01832/PPP	Royal Highland Centre, Ingliston Road	RHASS	OR	Jun-10	legal	outline	new build	1	2,500	26,910
WEST TOTAL									13,073	140,717
14/01177/PPP	Eyre Terrace 7,11,13	Royal Bank of Scotland	OR	Feb-15	legal	outline	new build	5	350	3,767
14/05330/FUL	Ferry Road 77	Motor Fuel Group.	FS	Feb-15	Feb-18	full	new build	12	372	4,004
14/01961/FUL	Gorgie Road 76	Deans Healthcare	OR	Jan-15	Jan-18	full	new build	7	242	2,605
14/05174/PPP	London Road 151	Caledonian Trust	FS	Nov-16	Nov-19	outline	new build	14	500	5,382
17/04190/AMC	Pennywell Road (Regeneration Masterplan)	The City of Edinburgh Council	OR	Dec-17	Dec-22	full	new build	1	1,062	19,160
OTHER TOTAL									2,526	34,918
Total floorspace									46,276	505,840
No. of sites										22

OR- Other Retail

FS -Food Store

RW- Retail Warehouse

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

*4 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

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

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

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 2018

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE RECEIVED	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE		NO. OF PARKING SPACES
								sq.m.gross	sq.ft.gross	
CITY CENTRE TOTAL								0	0	
SOUTH EAST TOTAL								0	0	0
17/02484/AMC	Granton Harbour, West Harbour Road	Granton Central Developments Ltd	OR	May-17	full	new build	4	8675	93,377	n/a
WATERFRONT TOTAL								8,675	93,377	
15/05580/PPP	Eastfield Road, 2 (land 160 metres north of)	The IBG Stakeholders	OR	Dec-15	outline	new build	1	5,439	58,545	unknown*1
WEST TOTAL								5,439	58,545	
18/01557/PPP	Gilmerton Station Road 1, 4	Bernard Hunter Ltd	FS OR RW	Apr-18	outline	new build	16	4,776	51,408	
17/00168/FUL	Lauriston Place, 1	Quartermile Ventures Ltd	OR	Jan-17	full	new build	10	302	3,251	0
18/04332/FUL	Leith Walk, 156, , 158B, 160, 162	Drum (Steads Place) Ltd	OR	Aug-18	full	new build	12	858	9,235	0*2
18/08606/FUL	Scotstoun Ave. S'th Q'ferry (Former Agilent Tech)	East End Inn Ltd	OR	Oct-18	full	new build	1	500	5,382	
18/02831/FUL	St John's Road, 181	Mactaggart And Mickel Commercial Dev. Ltd	OR	Jun-18	full	redevelopment	6	1286	13,842	
OTHER TOTAL								7,722	83,119	
Total Floorspace								21,836	235,041	
No. of Sites										7

OR- Other Retail

FS -Food Store

RW- Retail Warehouse

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

*2 Class 3 (restaurant), 11 (assembly and leisure) and public house as well as Class 1 retail, total floorspace shown is for all 4 classes

TABLE 5 : RETAIL APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JANUARY AND 31 DECEMBER 2018

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE WITHDRAWN / REFUSED ETC	REASON	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE	
									sq.m.gross	sq.ft.gross
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland PLC	OR	Aug-18	withdrawn	outline	new build	5	1,583	17,039
CITY CENTRE TOTAL									1,583	17,039
SOUTH EAST TOTAL									0	0
WATERFRONT TOTAL									0	0
WEST TOTAL									0	0
14/04800/PPP	West Shore Road 4 (site 175 SE of)	Lattice Properties.	OR	Apr-18	withdrawn	outline	new build	4	7,500	80,729
OTHER TOTAL									7,500	80,729
Total floorspace									9,083	97,769
No. of sites										2

TABLE 6: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2018

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	
18/01117/FUL	Constitution Street, 153	Ms F Bryant	Apr-18	change of use	office	13	208	2,239	no
18/00302/FUL	East Trinity Road, 16-20	Inverleith Property Holdings Ltd	Jun-18	change of use	housing	4	215	2,314	no
18/03549/FUL	Lady Lawson Street, 4-8	Daysix Ltd	Sep-18	change of use	office	11	376	4,047	no
18/00454/FUL	Milton Road West, 8 A	83S Ltd	Aug-18	redevelopment	retail / housing	17	2,541	27,351	no
18/02744/FUL	Niddrie Mains Road, 100	CCG (Scotland) Ltd	legal	new build	housing	17	1,325	14,262	no
18/04731/FUL	Princes Street122-123	La Salle & Whitbread Plc	application	redevelopement	hotel / restaurant	11	2,397	25,801	no
18/02831/FUL	St John's Road, 181	Mactaggart And Mickel Com. Dev. Ltd	application	redevelopment	retail / housing	6	2,385	25,672	no
18/02387/FUL	Westfield Road, 24	MGA Academy	Oct-18	change of use	performing arts school	7	1,365	14,693	no
Total floorspace							10,812	116,379	
No. of sites								8	0 out of 8 completed

TABLE 7: 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	(2018)
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	yes 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 8: 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

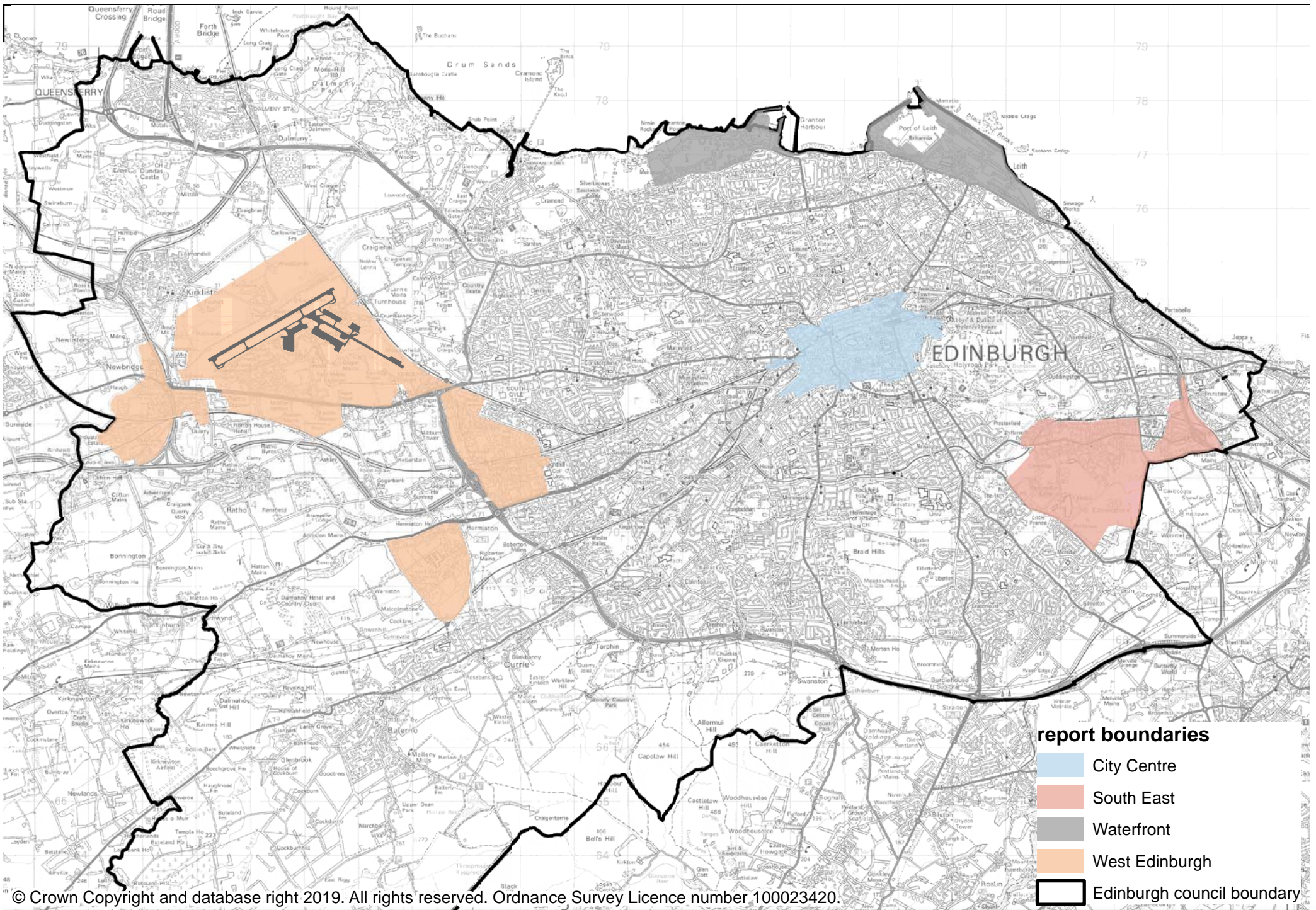
TABLE 9: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2015

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 10: 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	Mereferm 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



- report boundaries**
- City Centre
 - South East
 - Waterfront
 - West Edinburgh
 - Edinburgh council boundary