



City of Edinburgh Industrial Development Schedule 2019

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Note : this schedule includes a range of 'industrial' developments which fall into 'classes 5&6' of the Use Classes (Scotland) Order.

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.

SUMMARY OF INDUSTRIAL DEVELOPMENTS AS AT 31 DECEMBER 2019

Development Areas	1) UNDER CONSTRUCTION				2) PLANNING PERMISSION				3) TOTAL IN THE PIPELINE (*1)			
	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL
City Centre	0	0	0	0	0	0	0	0	0	0	0	0
South East	0	0	0	0	0	0	0	0	0	0	0	0
Waterfront	0	0	0	0	0	0	0	0	0	0	0	0
West Edinburgh	2,128	0	0	2,128	8,619	0	0	8,619	10,747	0	0	10,747
Outwith core areas	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2,128	0	0	2,128	8,619	0	0	8,619	10,747	0	0	10,747
(*1) Under construction + planning permission												
Development Areas	4) COMPLETED FLOORSPACE				5) AWAITING DETERMINATION							
	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL				
City Centre	0	0	0	0	0	0	0	0				
South East	0	0	0	0	0	0	0	0				
Waterfront	0	0	0	0	23,190	0	0	23,190				
West Edinburgh	1,700	0	0	1,700	0	0	0	0				
Outwith core areas	2,804	0	0	2,804	2,740	0	0	2,740				
TOTAL	4,504	0	0	4,504	25,930	0	0	25,930				
all floorspaces are square metres gross												

TABLE 1: INDUSTRIAL DEVELOPMENTS COMPLETED BETWEEN 1 JANUARY AND 31 DECEMBER 2019

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	INDUSTRIAL FLOORSPACE		Area (Ha)
						sq.m. gross	sq.ft.gross	
CITY CENTRE TOTAL						0	0	
SOUTH EAST TOTAL						0	0	
WATERFRONT TOTAL						0	0	
18/09706/FUL	Bankhead Medway, 1 - 3	SRA Ventures Ltd	Nov-18	change of use	7	1,700	18,299	0.60
WEST TOTAL						1,700	18,299	
15/05760/FUL	Bankhead Crossway North	Vardy Ventures Ltd.	Jan-16	new build	7	1,672	17,997	0.43
17/05980/FUL	Bankhead Medway, 5	Glenalmond Investments Ltd	Mar-18	new build	7	1,132	12,185	0.20
OTHER TOTAL						2,804	30,182	
						Total floorspace	4,504	48,481
						No. of sites		3

TABLE 2 : INDUSTRIAL DEVELOPMENTS UNDER CONSTRUCTION AS AT 31 DECEMBER 2019

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	INDUSTRIAL FLOORSPACE		Area (Ha)
						sq.m. gross	sq.ft.gross	
CITY CENTRE TOTAL						0	0	
SOUTH EAST TOTAL						0	0	
WATERFRONT TOTAL						0	0	
18/00249/FUL	South Gyle Crescent, 17E	C&W Assets Ltd	Jun-18	new build	3	2,128	22,906	0.65
WEST TOTAL						2,128	22,906	
OTHER TOTAL						0	0	
						Total floorspace	2,128	22,906
						No. of sites		1

TABLE 3A : INDUSTRIAL DEVELOPMENTS THAT GAINED PLANNING CONSENT IN 2019

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	INDUSTRIAL FLOORSPACE		Area (Ha)	Expiry Date
							sq.m.gross	sq.ft.gross		
CITY CENTRE TOTAL							0	0		
SOUTH EAST TOTAL							0	0		
WATERFRONT TOTAL							0	0		
18/09462/FUL	Cliftonhall Industrial Estate, 8 (Land 147 Metres SE ONorthern Trust		Jul-19	full	new build	1	4452	47,921	1.09	Jul-22
18/09450/FUL	Cliftonhall Industrial Estate, 8 (Land 147 Metres SE ONorthern Trust		Jul-19	full	new build	1	2,639	28,406	0.90	Jul-22
WEST TOTAL							7,091	76,327		
OTHER TOTAL							0	0		
						Total floorspace	7,091	76,327		
						No. of sites			2	

*1 earth works under way at time of visit

TABLE 3B : OTHER INDUSTRIAL DEVELOPMENTS WITH PLANNING PRIOR TO 2019

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	INDUSTRIAL FLOORSPACE		Area (Ha)	Expiry Date
							sq.m.gross	sq.ft.gross		
CITY CENTRE TOTAL							0	0		
SOUTH EAST TOTAL							0	0		
WATERFRONT TOTAL							0	0		
17/03825/FUL	Cliftonhall Yards, Newbridge	Eastern Properties (Scotland) Ltd	Jan-18	full	new build	1	1,528	16,447	2.61	Jan-21
WEST TOTAL							1,528	16,447		
OTHER TOTAL							0	0		
						Total floorspace	1,528	16,447		
						No. of sites			1	

TABLE 4 : INDUSTRIAL APPLICATIONS AWAITING DETERMINATION AS AT 31 DECEMBER 2018

APPLIC. NO	ADDRESS	APPLICANT	DATE RECEIVED	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	INDUSTRIAL FLOORSPACE sq.m.gross	INDUSTRIAL FLOORSPACE sq.ft.gross	Area Hectares	
CITY CENTRE TOTAL							0	0		
SOUTH EAST TOTAL							0	0		
18/01428/PPP	Granton Harbour, West Harbour Road	Granton Central Developments Ltd.	Apr-18	outline	new build	4	23,190	249,615	33 ^{*1}	
WATERFRONT TOTAL							23,190	249,615		
WEST TOTAL							0	0		
19/02122/PPP	Gilmerton Station Road, 1 and 4	Bernard Hunter Ltd	Apr-19	outline	new build	16	2,740	29,493	5.08	
OTHER TOTAL							2,740	29,493		
							Total floorspace	25,930	279,108	
							No. of sites		2	

*1 extension of time (5 years) on application 01/00802/OUT which expired 20/06/2018. As of Jan 2019 this application is in the appeal process after non determination. Up to 21,190sq.m.

TABLE 5 : INDUSTRIAL APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JAN AND 31 DEC 2018

APPLIC. NO	ADDRESS	APPLICANT	DATE RECEIVED / CONSENT	DATE WITHDRAWN / REFUSED ETC	REASON	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	INDUSTRIAL FLOORSPACE sq.m. gross	INDUSTRIAL FLOORSPACE sq.ft. gross	
CITY CENTRE TOTAL									0	0	
SOUTH EAST TOTAL									0	0	
WATERFRONT TOTAL									0	0	
18/00599/FUL	Bankhead Medway, 1-3	SRA Ventures Ltd	Jul-18	Dec-19	superseded	full	change of use	7	1,700	18,299	
10/02552/FUL	Claylands Road, Newbridge, 21	Newbridge Biogas Ltd.	May-16	May-19	expired	full	new build	1	1,250	13,455	
WEST TOTAL									1,250	13,455	
18/01557/PPP	Gilmerton Station Road, 1, 4	Bernard Hunter Ltd	Apr-18	Mar-19	withdrawn	outline	new build	16	1,486	15,995	
OTHER TOTAL									1,486	15,995	
									Total Floorspace	2,736	29,450
									No. of Sites		3

TABLE 6: LOSS OF INDUSTRIAL SPACE BETWEEN 1 JANUARY 2019 AND 31 DECEMBER 2019

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEV. AREA	WARD	INDUSTRIAL FLOORSPACE LOST	
									sq.m. gross	sq.ft.gross
13/03575/FUL	Beaverbank Place, 29	Beaverbank Place LLP	Apr-15	Full	redevelopment	housing	outwith	12	-800	-8,611
17/01183/FUL	Newhaven Road, 70-72	Queensberry Properties Ltd.	Feb-19	Full	redevelopment	housing	outwith	12	-3,000	-32,292
17/02440/FUL	Telford Road, 100	Northcare (Scotland) Ltd	Dec-17	Full	redevelopment	care home	outwith	5	-5,400	-58,125
Total floorspace									-9,200	-99,028
No. of sites										3

TABLE 7 : POTENTIAL LOSS OF INDUSTRIAL SPACE AS AT 31 DECEMBER 2020

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	INDUSTRIAL FLOORSPACE		SITE AREA
								sq.m.gross	sq.ft.gross	
WEST TOTAL								0	0	
WATERFRONT TOTAL								0	0	
19/01810/FUL	Leith Walk, 254	Mr G Duff	legal	Full	redevelopment	other	12	-300	-3,229	
16/03218/FUL	South Fort Street, 30	Blake Property Company LLP & BDW Trading Ltd	May-19	Full	redevelopment	other	12	unknown	unknown	0.79
19/01743/FUL	Swanfield, 7	Upward Mobility Ltd	application	Full	change of use	other	13	-730	-7,858	
OTHER TOTAL								-1,030	-11,087	
Total Floorspace								-1,030	-11,087	
No. of Sites									3	

e= estimated floorspace

Map 1 - Major Development Areas

