

# City of Edinburgh Leisure Development Schedule 2019

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*Cover photo:*

*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 twelfth 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 4,851 sqm of completions in 2019. There were 73,414 sqm under construction, 92,592 sqm of developments with planning consent and 9,494 sqm of developments awaiting determination.

Fourteen of the fifteen completions and developments under construction in 2019 were on brownfield sites, as are fourteen of the sixteen existing consents.

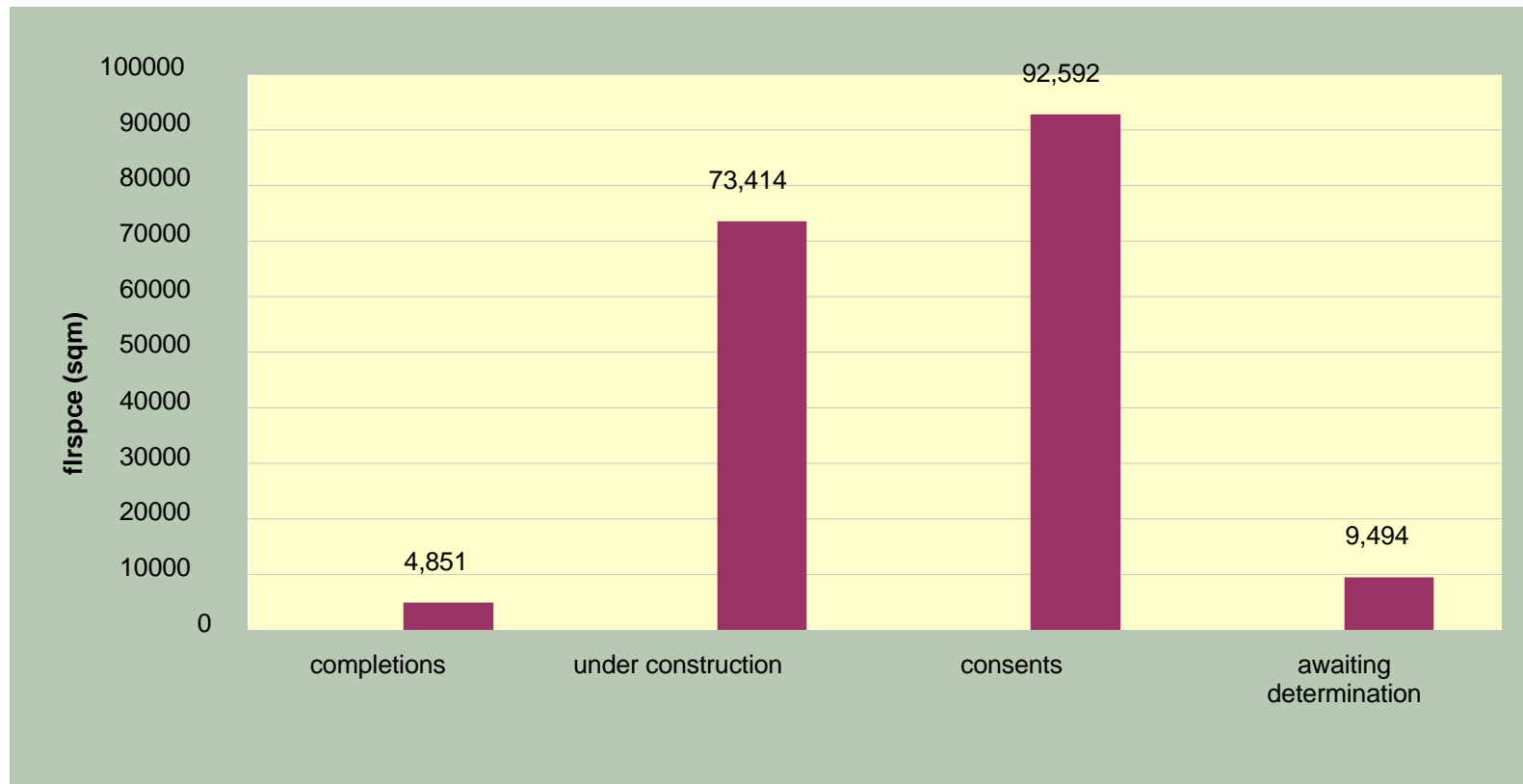
### **Trends**

'Leisure', unlike hotels, for example, is a disparate category, and it is therefore difficult to identify meaningful trends. As in 2018, the majority of completions, developments under construction and consents in 2019 were outwith the City Centre.

### **Significant developments**

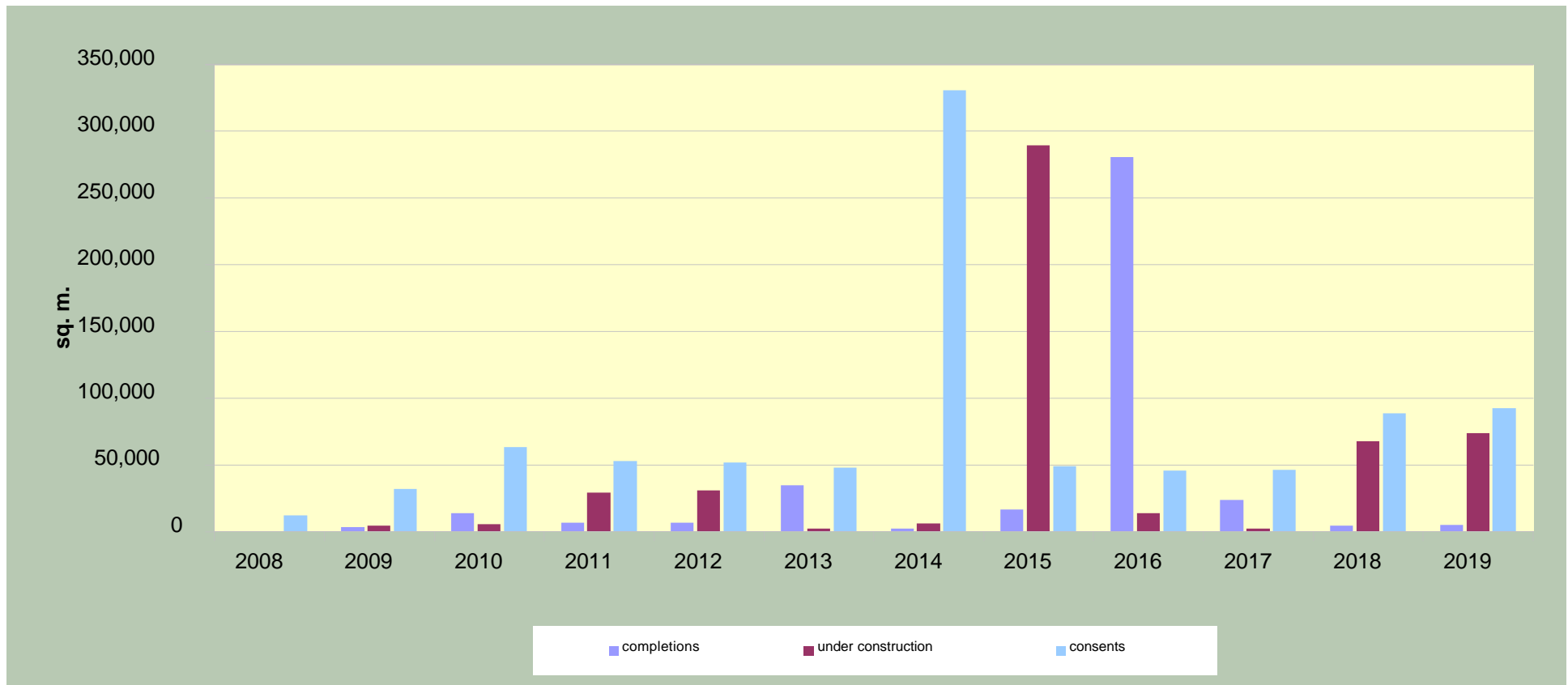
- Construction was completed on two gymnastic facilities at Gorgie Road and Westfield Road.
- Construction started on the new Meadowbank Sports Centre.

## Leisure developments in Edinburgh 2019



## HISTORIC TRENDS : DEVELOPMENT PIPELINE

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
completions	0	3,094	13,490	6,782	6,286	34,599	2,121	16,611	280,632	23,630	4,214	4,851
under construction	0	4,050	5,373	29,272	30,800	2,347	5,793	289,185	13,553	2,103	67,667	73,414
consents	11,998	31,923	62,926	52,532	51,897	48,036	330,420	48,718	45,719	46,168	88,463	92,592



## Summary of leisure developments by area as at 31 December 2019

Strategic Development Areas	1) UNDER CONSTRUCTION				2) PLANNING PERMISSION				
	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	extension	TOTAL
City Centre	3,738	6,000		9,738	12,092	608			12,700
South East				0					
Waterfront				0	9,320	1,010			10,330
West Edinburgh	1,180			1,180	47,000				47,000
Outwith Core Areas	61,915	581		62,496	7,796	1,766		13,000	22,562
<b>TOTAL</b>	<b>66,833</b>	<b>6,581</b>	<b>0</b>	<b>73,414</b>	<b>76,208</b>	<b>3,384</b>	<b>0</b>	<b>13,000</b>	<b>92,592</b>

Strategic Development Areas	3) COMPLETED FLOORSPACE				4) AWAITING DETERMINATION			
	new build	change of use	refurb.	TOTAL	new build	change of use	ext.	TOTAL
City Centre				0				0
South East				0				0
Waterfront				0				0
West Edinburgh				0			3,340	3,340
Outwith Core Areas	1,722	3,129		4,851	2,605	3,549		6,154
<b>TOTAL</b>	<b>1,722</b>	<b>3,129</b>	<b>0</b>	<b>4,851</b>	<b>2,605</b>	<b>3,549</b>	<b>3,340</b>	<b>9,494</b>

*all floorspaces are square metres gross*

**Table 1: Leisure developments completed between 1 January 2019 and 31 December 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
<a href="#">13/03406/FUL</a>	New Street [land adjacent to]	Artisan REI	Mar-14	new	11	n/a	2,049 sqm class 1, 2, 3, 4, 7, 8, 10 & 11 - part of larger development
<b>CITY CENTRE TOTAL</b>						0	
<b>SOUTH EAST TOTAL</b>						0	
<b>WATERFRONT TOTAL</b>						0	
<b>WEST TOTAL</b>						0	
<a href="#">17/04669/FUL</a>	Gorgie Road, 454, Unit 2	The Hutts	Dec-17	change of use	7	1,109	gymnastics centre
<a href="#">16/02242/FUL</a>	Shrub Place, 7	Places for People (Shrubhill) Ltd.	Jul-16	c/u	12	650	c/u retail to gym
<a href="#">17/04606/FUL</a>	Swanston Road, 111 [Swanston Golf Club]	Swanston Golf Ltd.	Nov-17	new	1	1,722	driving bays and golf academy
<a href="#">18/02387/FUL</a>	Westfield Road, 24	MGA Academy	Oct-18	change of use	7	1,370	gymnastics facility
<b>OTHER TOTAL</b>						4,851	
<b>Total floor space</b>						<b>4,851</b>	
<b>No. of sites</b>						<b>5</b>	

**Table 2: Leisure developments under construction between 1 January 2019 and 31 December 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
<a href="#">13/03407/FUL</a>	New Street, 2, 4, 5, Canongate, 221, 223, 227, 231	Artisan REI	Mar-14	new	11	n/a	5,623 sqm class 1, 2, 3, 4, 7, 8, 10 & 11 - part of larger development
<a href="#">19/00574/FUL</a>	Princes Street, 146	Diageo Scotland Ltd/Parabola Hope Street	May-19	c/u	11	6,000	Johnnie Walker development
<a href="#">16/02791/AMC</a>	St. James Centre	Henderson Global Investors	Sep-16	new	11	3,738	cinema
<b>CITY CENTRE TOTAL</b>						<b>9,738</b>	
<b>SOUTH EAST TOTAL</b>						<b>0</b>	
<b>WATERFRONT TOTAL</b>						<b>0</b>	
<a href="#">18/02395/FUL</a>	Ingliston Road (MacRobert Pavillion)	Royal H'land & Agri Society Of Scotland	Sep-18	new build	1	1,180	multi use event building
<b>WEST TOTAL</b>						<b>1,180</b>	
<a href="#">17/04223/FUL</a>	Foxhall, Kirkliston	Conifox Nurseries	Jun-18	new	1	n/a	Extend existing adventure park
<a href="#">17/00422/FUL</a>	Gorgie Road, 500	Spindlehawk Ltd.	Aug-17	c/u	7	581	mixed use resid. & comm.
<a href="#">16/03107/FUL</a>	Jack Kane Community Centre	Reiach & Hall Architects	Oct-18	new & refurb.	17	18,000	bike tracks, 3g pitches, refurb.
<a href="#">18/00181/FUL</a>	London Road, 139 (Meadowbank Sports Centre)	City Of Edinburgh Council	Dec-18	new	14	16,527	new build sports centre
<a href="#">12/03567/FUL</a>	Portgower Place, 11a	Raeburn Place Development Ltd.	Jul-14	new	5	7,893	Stadium, hospitality, office, museum, retail
<a href="#">18/02489/FUL</a>	Roseburn Street, 102A (Murrayfield Stadium)	Scottish Rugby Union Ltd	Sep-18	new	6	19,495	stands and 3G synthetic pitch
<b>OTHER TOTAL</b>						<b>62,496</b>	
<b>Total floor space</b>						<b>73,414</b>	
<b>No. of sites</b>						<b>10</b>	



**Table 3a: Leisure developments with planning consent as at 31 December 2019 - Consent gained during 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
<a href="#">19/00793/FUL</a>	Festival Square, 1	Sheraton Grand Hotel & Spa	May-19	May-22	c/u	11	608	restaurant>mixed use incl. Class 11
<a href="#">19/00256/FUL</a>	Fountainbridge, 159	Vastint Hospitality, B.V.	* legal	n/a	new build	11	745	mixed use
<a href="#">19/02623/FUL</a>	Morrison Street, 189	The Prudential Assurance Company	* legal	n/a	new build	11	n/a	
<a href="#">18/04657/FUL</a>	St Andrew Square, 35-36	IMPACT Scotland	Apr-19	Apr-22	new build	11	11,347	music and performing arts venue
<b>CITY CENTRE TOTAL</b>							12,700	
<b>SOUTH EAST TOTAL</b>							0	
<a href="#">19/04801/FUL</a>	Salamander Street, 126	Warriors Lifestyle Ltd.	Dec-19	Dec-22	c/u	13	1,010	industrial>gym
<a href="#">18/02833/AMC</a>	West Harbour Road (Granton Harbour)	Granton Development Ltd	Mar-19	Mar-22	new	4	9,320	343 berth marina, boat yard, café
<b>WATERFRONT TOTAL</b>							10,330	
<a href="#">17/02471/FUL</a>	Craigpark, 1, Ratho	Tartan Leisure Ltd.	Jul-19	Jul-22	new	1	47,000	Lesiure complex incl. watersports
<b>WEST TOTAL</b>							47,000	
<a href="#">19/01743/FUL</a>	Swanfield, 7	Upward Mobility Ltd.	Jun-19	Jun-22	c/u	13	730	class 5/6>class 10
<b>OTHER TOTAL</b>							730	
<b>Total floor space</b>							<b>70,760</b>	
<b>No. of sites</b>							<b>8</b>	

**Table 3b: Leisure developments with planning consent as at 31 December 2019 - Consent gained prior to 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
<a href="#">10/02955/PPP</a>	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
<b>CITY CENTRE TOTAL</b>							0	
<b>SOUTH EAST TOTAL</b>							0	
<b>WATERFRONT TOTAL</b>							0	
<b>WEST TOTAL</b>							0	
<a href="#">17/01657/FUL</a>	Carlownie Castle, Boathouse Bridge Road	Mr. A. Marshall	Nov-17	Nov-20	new	1	n/a	15 timber cabins additional
<a href="#">18/01813/FUL</a>	Clifton Road, Newbridge (Linwater Caravan Park)	Linwater Caravan Park	* legal Nov-18	Nov-21	extension	2	13,000	33 static pitches
<a href="#">11/01492/PPP</a>	Cramond Road North [land adjacent to 34]	AMA (New Town) Ltd	* legal	n/a	new	1	3,040‡	sports facilities - cricket & football
<a href="#">11/01493/PPP</a>	Cramond Road North [land adjacent to 34]	AMA (New Town) Ltd	* legal	n/a	new	1	6,911‡	sports facilities - tennis & football
<a href="#">11/01494/PPP</a>	Cramond Road North [land adjacent to 34]	AMA (New Town) Ltd	Nov-18	n/a	new	1	7,796	sports facilities - tennis & cricket
<a href="#">18/04172/FUL</a>	Nicolson Street, 50	JD Wetherspoon PLC	Apr-18	Nov-21	change of use	15	496	former bingo hall --> public house
<a href="#">17/05010/FUL</a>	Swanston Road, 106 [Swanston Farm]	Mr. A. McClung		Apr-21	change of use	1	540	indoor golf and sports facility
<b>OTHER TOTAL</b>							21,832	
					<b>Total floor space</b>		<b>21,832</b>	
					<b>No. of sites</b>		<b>8</b>	

\* consent subject to legal agreement

‡ duplicate applications - not included in total

**Table 4: Leisure developments awaiting determination between 1 January 2019 and 31 December 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF APPLICATION	DEVELOPMENT TYPE	WARD	FLOOR SPACE (SQM)	NOTES
<b>CITY CENTRE TOTAL</b>						0	
<b>SOUTH EAST TOTAL</b>						0	
<b>WATERFRONT TOTAL</b>						0	
<a href="#">19/02604/PPP</a>	Gyle Centre, Gyle Avenue	Gyle Shopping Centre Trustee Ltd.	May-19	ext	3	3,340	class 11 & cinema
<b>WEST TOTAL</b>						3,340	
<a href="#">19/05832/FUL</a>	Bangholm Outdoor Centre, Craighall Gardens	CEC	Dec-19	new	4	2,000	replace existing facilities
<a href="#">19/02922/FUL</a>	Bankhead Crossway South, 6	Seven Sevens Cars Ltd.	Jun-19	c/u	4	1,022	industrial>gym
<a href="#">19/02122/PPP</a>	Gilmerton Station Road, 1, 4	Bernard Hunter Ltd.	Apr-19	new	16	605	archery centre
<a href="#">19/03256/FUL</a>	Leith Walk, 119	Mr. James Palmer	Jul-19	c/u	12	2,527	class 4>gym
<b>OTHER TOTAL</b>						6,154	
<b>Total floor space</b>						<b>9,494</b>	
<b>No. of sites</b>						<b>5</b>	

**Table 5: Leisure closures between 1 January 2019 and 31 December 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	FLOOR SPACE (SQM)	NOTES
<b>CITY CENTRE TOTAL</b>							0	
<b>SOUTH EAST TOTAL</b>							0	
<a href="#">19/01801/FUL</a>	Ocean Drive, 2	LPBZ Commercial Ltd.	May-19	c/u	office	13	-1672	former casino
<b>WATERFRONT TOTAL</b>							-1672	
<b>WEST TOTAL</b>							0	
<b>OTHER TOTAL</b>							0	
						<b>Total floor space</b>	<b>-1,672</b>	
						<b>No. of sites</b>	<b>0</b>	

# Map 1 - Major Development Areas

