



City of Edinburgh Retail Development Schedule 2019

Contents

Tables

Summary of retail developments as at 31 December 2019, by development areas

Table 1: Retail developments completed between 1 January and 31 December 2019

Table 2: Retail developments under construction as at 31 December 2019

Table 3a: Retail developments with planning consent not implemented as at 31 December 2019 (consent granted in 2019)

Table 3b: Retail developments with planning consent not implemented as at 31 December 2019 (consents granted prior to 2019)

Table 4 : Retail planning applications awaiting determination as at 31 December 2019

Table 5: Retail applications withdrawn or refused, and consents which expired or were superseded between 1 January and 31 December 2019

Table 6: Losses and potential losses of retail space between 1 January 2019 and 31 December 2019

Table 7: Losses and potential losses of retail space between 1 January 2018 and 31 December 2018

Table 8: Losses and potential losses of retail space between 1 January 2017 and 31 December 2017

Table 9: Losses and potential losses of retail space between 1 January 2016 and 31 December 2016

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 2019, BY DEVELOPMENT AREA

DEVELOPMENT AREA	UNDER CONSTRUCTION			PLANNING PERMISSION 2019			PLANNING PERMISSION PRE-2019		
	new build	change of use	TOTAL	new build	change of use	TOTAL	new build	change of use	TOTAL
City Centre	65,479	0	65,479	5,534	413	5,947	302	0	302
South East	0	0	0	0	0	0	6,837	0	6,837
Waterfront	0	0	0	0	0	0	3,881	0	3,881
West Edinburgh	0	0	0	0	0	0	13,073	0	13,073
Other	1,062	704	1,766	1,786	0	1,786	1,412	0	1,412
TOTAL	66,541	704	67,245	7,320	413	7,733	25,505	0	25,505
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	442	0	442	328	0	328	71,315	413	71,728
South East	0	0	0	350	0	0	6,837	0	6,837
Waterfront	0	0	0	8,987	0	8,987	3,881	0	3,881
West Edinburgh	0	0	0	10,102	0	10,102	13,073	0	13,073
Other	802	0	802	3,961	0	3,961	4,260	704	4,964
TOTAL	1,244	0	1,244	23,728	0	23,728	99,366	704	100,483

(*1) Under construction + planning permission

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

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	
18/00647/FUL	Lister Square, 2	Quartermile 2 S.a.r.l.	OR	May-18	change of use	11	442	4,758	pre-let / speculative
CITY CENTRE TOTAL							442	4,758	
SOUTH EAST TOTAL							0	0	
WATERFRONT TOTAL							0	0	
WEST TOTAL							0	0	
18/00454/FUL	Milton Road West, 8A	83S Ltd	OR	Aug-18	redevelopment	17	453	4,876	Co-op
17/02658/AMC	Salamander Place, 9-21	Cruden Homes (East) Ltd / Teague	OR	Nov-17	new build	13	349	3,757	pre-let / speculative
OTHER TOTAL							802	8,633	
Total Floorspace							1,244	13,390	
No of Sites								3	

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

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE	EXPECTED LETTING STATUS	
17/05997/FUL	Fountainbridge, 159 (Site At Former)	Vastint Hospitality B.V.,	OR	Jun-18	full	new build	9	761	8,191 pre-let / speculative	*1
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 pre-let / speculative	
13/03407/FUL	New Street 221,223,227, 231	Artisan REI	OR	Mar-14	full	new build	11	1,429	15,382 pre-let / speculative	*2
16/05292/FUL	Princes Street, 64	LaSalle Investment Management	OR	Sep-17	full	redevelopment	11	4535	48,814 pre-let / speculative	*3
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								65,479	704,810	
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	
17/04190/AMC	Pennywell Road (Regeneration Masterplan)	The City of Edinburgh Council	OR	Dec-17	full	new build	1	1,062	19,160 pre-let / speculative	*4
OTHER TOTAL								1,766	26,738	
Total Floorspace								67,245	731,548	
No. of Sites									8	

OR- Other Retail

FS -Food Store

RW- Retail Warehouse

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

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

* 3 Redevelopment of the former BHS store

* 4 Phase 1 of this development is complete

**TABLE 3: RETAIL DEVELOPMENTS WITH PLANNING CONSENT NOT IMPLEMENTED AS AT 31 DECEMBER 2019 a)
 CONSENTS GRANTED IN 2019**

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
19/00256/FUL	Fountainbridge, 159	Vastint Hospitality BV	OR	Aug-19	legal	full	new build	9	745	8,019
19/03097/PPP	Fountainbridge (site 60 m south of 199)	The City of Edinburgh Council	OR	Nov-19	legal	outline	new build	9	4,476	48,179 *1
19/02475/AMC	Fountainbridge, (site 60 m south of 199)	City of Edinburgh Council	OR	Oct-19	Oct-22	full	new build	9	313	3,369
19/02318/FUL	High Street, 329	Lateral City Ltd	OR	Sep-19	Sep-22	full	change of use	11	413	4,445
CITY CENTRE TOTAL									5,947	64,013
SOUTH EAST TOTAL									0	0
WATERFRONT TOTAL									0	0
WEST TOTAL									0	0
18/08606/FUL	Scotstoun Ave. S'th Q'ferry (Former Agilent Technologies)	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		legal	redevelopment	6	1286	13,842
OTHER TOTAL									1,786	19,224
Total floorspace									7,733	83,237
No. of sites										6

*1 Renewal of consent of application 14/02814/PPP which expired in June 2019

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 2019 b)
 CONSENTS GRANTED PRIOR TO 2019**

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
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
17/00168/FUL	Lauriston Place, 1	Quartermile Ventures Ltd	OR	Feb-18	legal	full	new build	10	302	3,251
CITY CENTRE TOTAL									302	3,251
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	6,837	73,593 ^{*1}
SOUTH EAST TOTAL									6,837	73,593
06/03636/REM	Granton Harbour/ West Harbour Road	Forth Property Development Ltd	OR	Mar-09	Jun-24	full	new build	4	510	5,490 ^{*2}
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
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									3,881	41,775
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	never	full	new build	1	4,998	53,798 ^{*3}
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
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									1,412	22,927
Total floorspace									25,505	282,262
No. of sites										11

OR- Other Retail

FS -Food Store

RW- Retail Warehouse

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

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

*3 This application was refused on the 11 December 2015 but then subsequently granted on appeal. Enabling drainage works were carried out in February 2019 and as such keeps this application live

TABLE 4: RETAIL APPLICATIONS AWAITING DETERMINATION AS AT 31 DECEMBER 2019

APPLIC. NO	ADDRESS	APPLICANT	TYPE OF RETAIL	DATE RECEIVED	TYPE OF CONSENT	DEVELOPMENT TYPE	WARD	RETAIL FLOORSPACE	
								sq.m.gross	sq.ft.gross
19/00945/FUL	Jeffery Street, 43	Leonardo John Dalton House Ltd	OR	Feb-19	full	new build	11	328	3,531
CITY CENTRE TOTAL								328	3,531
19/01481/FUL	South East Wedge Development Site	Springfield Properties PLC	OR	Mar-19	full	new build	17	350	3,767
SOUTH EAST TOTAL								350	3,767
17/02484/AMC	Granton Harbour, West Harbour Road	Granton Central Developments Ltd	OR	May-17	full	new build	4	8675	93,377
19/02778/FUL	Ocean Drive, 94 (land 143m south east of)	S1 Developments Ltd	OR	Oct-19	full	new build	13	312	3,358
WATERFRONT TOTAL								8,987	96,735
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
19/02604/FUL	Gyle Centre, Gyle Avenue	Gyle Shopping Centre Trustee Ltd	OR	May-19	full	new build	3	4,663	50,192
WEST TOTAL								10,102	108,737
19/01107/FUL	Colinton Road, 116	Eastern Properties Ltd & Westerwood Ltd	OR	Mar-19	full	new build	9	323	3,477
19/01839/FUL	Colinton Road, 120 -122	Rutherford Colinton	OR	Apr-19	full	new build	9	458	4,930
19/02122/PPP	1, 4 Gilmerton Road	Bernard Hunter Ltd	FS/OR	Apr-19	outline	new build	16	2,878	30,979
17/00168/FUL	Lauriston Place, 1	Quartermile Ventures Ltd	OR	Jan-17	full	new build	10	302	3,251
OTHER TOTAL								3,961	42,636
Total Floorspace								23,728	255,406
No. of Sites									10

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 Application contains one large foodstore of 1,858sq.m. and up to four other units which could be class 1

TABLE 5 : RETAIL APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JANUARY AND 31 DECEMBER 2019

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
14/03848/PPP	Fountainbridge (site at former)	West Register Realisations Ltd	OR	Sep-19	withdrawn	outline	new build	9	1,967	21,173
14/02814/PPP	Fountainbridge (site 60 m south of 199)	Edi Group	FS/OR	Jun-19	expired	full	new build	9	4,476	48,179
CITY CENTRE TOTAL									6,443	69,352
14/05101/AMC	Kinnaird Park 1-77, Lawhouse Toll 1-13	Gibraltar General Partner Ltd	RW	Mar-18	expired	full	new build	17	7,479	80,503
SOUTH EAST TOTAL									7,479	80,503
14/03693/FUL	Queen Charlotte Street	The Co-operative Group	FS	Mar-18	expired	full	change of use	13	325	3,498
16/01273/AMC	West Harbour Road, 62 Granton Square, 11	Granton Central Developments Ltd	OR	Aug-18	expired	full	new build	4	8920	96,014
WATERFRONT TOTAL									9,245	99,512
WEST TOTAL									0	0
14/05330/FUL	Ferry Road 77	Motor Fuel Group.	FS	Feb-18	expired	full	new build	12	372	4,004
18/01557/PPP	Gilmerton Station Road 1, 4	Bernard Hunter Ltd	FS OR RW	Mar-19	withdrawn	outline	new build	16	4,776	51,408
14/01961/FUL	Gorgie Road 76	Deans Healthcare	OR	Jan-18	expired	full	new build	7	242	2,605
18/04332/FUL	Leith Walk, 156, , 158B, 160, 162	Drum (Steads Place) Ltd	OR	Feb-19	refused on appeal	full	new build	12	858	9,235
14/05174/PPP	London Road 151	Caledonian Trust	FS	Nov-19	expired	outline	new build	14	500	5,382
14/03416/PPP	Niddrie Mains Road	Parc Craigmillar Ltd	FS/OR	Sep-18	expired	full	new build	17	4,000	43,056
19/03269/FUL	Seafield Road, 64	Lidl Great Britain Ltd	FS	Nov-19	refused	full	change of use	14	1,866	20,085
OTHER TOTAL									12,614	135,776
Total floorspace									35,781	385,144
No. of sites										12

OR- Other Retail

FS -Food Store

RW Retail Warehouse superseded by 19/03097/PPP

*2 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

TABLE 6: LOSS / POTENTIAL LOSS OF RETAIL SPACE BETWEEN 1 JANUARY AND 31 DECEMBER 2019

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	NEW USE	WARD	RETAIL FLOORSFACE LOST		CONSENT IMPLEMENTED (year if known)
							sq.m. gross	sq.ft.gross	
19/00593/FUL	Commercial Street, 88, 98	Ophelia Investments Limited	Apr-19	change of use	office	13	1,196	12,874	no
19/05581/FUL	Fountainbridge, 54	Whitecross	Nov-19	change of use	gym	11	238	2,562	no
19/03873/FUL	Princes Street, 64	LaSalle Investment Mangement	legal	change of use	office	11	856	9,214	no
19/00574/FUL	Princes Street, 146	Diageo Scotland Ltd/ Parabola Hope S	Nov-19	change of use	whisky-themed visitor centre	11	5,100	54,896	yes (2019)
19/04801/FUL	Salamander Street, 126	Warriors Lifestyles Ltd	Dec-19	change of use	assemby building (class 11)	13	1,010	10,872	no
Total floorspace							8,400	90,417	
No. of sites								5	1 out of 5 completed

*1 Former House of Fraser/Binns department store - floorspace estimated

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

TABLE 7: 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 FLOORSFACE 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	yes (2019)
18/00454/FUL	Milton Road West, 8 A	83S Ltd	Aug-18	redevelopment	retail / housing	17	2,541	27,351	yes (2019)
18/02744/FUL	Niddrie Mains Road, 100	CCG (Scotland) Ltd	Feb-20	new build	housing	17	1,325	14,262	yes (2019)
18/04731/FUL	Princes Street122-123	La Salle & Whitbread Plc	WITHDRAWN	redevelopment	hotel / restaurant	11	2,397	25,801	WITHDRAWN
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	3 out of 8 completed

TABLE 8: 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 FLOORSFACE LOST		CONSENT IMPLEMENTED (year if known)
							sq.m. gross	sq.ft.gross	
17/04930/FUL	Gorgie Road, 392	Wood Homes Ltd.	Feb-18	change of use	restaurant	7	365	3,929	yes (2019)
17/00637/FUL	Gogrie Road, 545-551	Lift Gyms Ltd	Apr-17	change of use	gym	9	748	8,051	yes (2018)
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	yes (2018)
17/04158/FUL	Port Edgar , Shore Road, South Queensferry, 1/7	Port Edgar Marina	Apr-18	change of use	restaurant	1	765	8,234	yes (2019)
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 (2019)
Total floorspace							30,629	329,688	
No. of sites								6	5 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 9: 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	yes (2019)
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	
									5 out of 8 completed

*1

*2

*1 FAZENDA is due to open in March 2018

*2 This unit is now a bathroom showroom

Map 1 - Major Development Areas

