

**Development Management Sub-Committee  
14 September 2011**

**Report by the Head of Planning on a possible forthcoming application by the P2 Partnership (Bonnington) Ltd and Hillcrest HA for Proposed Phase 1 of a Mixed Use Development Site Providing 220-240 Mixed Tenure Residential Flats at Land at South Fort Street/Graham Street**

**Protocol note**

The report by the Head of Planning is to brief and inform members in advance of a formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of any formal planning application, the finalised proposals would be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

**Alastair Maclean,**  
Head of Administration and Legal Services

**REPORT ON FORTHCOMING APPLICATION BY THE P2  
PARTNERSHIP (BONNINGTON) LTD & HILLCREST HA FOR  
PROPOSED PHASE 1 OF A MIXED USE DEVELOPMENT SITE  
PROVIDING 220-240 MIXED TENURE RESIDENTIAL FLATS AT  
LAND AT SOUTH FORT STREET / GRAHAM STREET**

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**1. Purpose of the Report**

To inform the Development Management Sub Committee of a forthcoming planning application in respect of a major development on land at South Fort Street / Graham Street, Edinburgh for phase one of a mixed use development site including the demolition of existing buildings, the development of 220-240 mixed tenure residential flats and installation of all other associated infrastructure.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

**2. Summary**

This report advises members of a forthcoming planning application for the development of phase 1 of a mixed use development. The site is identified in the Edinburgh City Local Plan (ECLP) as part of the urban area and is within the area covered by the Bonnington Development Brief.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 2 August 2011.

### **3. The Site and the Proposal**

#### **Site Description**

The site covers approximately 1.2ha and is located in the Bonnington area of the city. It is located between South Fort Street and Graham Street with West Bowling Green Street to the south.

It currently comprises a range of industrial buildings of varying sizes and styles. The boundary of the site follows the edge of the buildings and represents the first phase of a wider site.

North of the site is the Ferry Road Cycleway which lies along a disused railway line. The cycle way is also classed as open space and designated as a Local Nature Conservation Site in the local plan.

#### **Site History**

There is no recent relevant planning history.

#### **Description of the Proposal**

Detailed planning permission will be sought for flatted residential development. Access is to be taken from South Fort Street and Graham Street.

#### **Community Consultation**

The Proposal of Application Notice (11/02532/PAN) has outlined two consultation events to be undertaken at Leith Town Hall on 13 October 2011 between 6pm and 9pm and on 15 October 2011 between 10am and 1pm.

The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation Report.

### **4. Issues**

The key considerations against which the eventual application will be assessed include whether:

**a) the development would be acceptable in principle having regard to the development plan.**

The site is located within the urban area though not specifically allocated for a particular use in the Edinburgh City Local Plan.

The land is currently in employment use and ECLP Policy Emp 4 seeks to ensure that proposals for the redevelopment of such sites for non-employment uses include a significant element of new floorspace designed to provide for a range of users. Consequently, for residential development to be acceptable in principle on this site the requirements of Policy Emp 4 need to be satisfied.

The area is also covered by the Bonnington Development Brief. This shows proposed uses on the site as being residential and small business space and the brief sets out further principles to guide development.

**b) the design, layout is acceptable within the character of the area;**

The proposals are intended to comprise a detailed application. At this stage only indicative proposals have been prepared.

The Bonnington Development Brief sets out planning and design principles to guide the redevelopment of the area. The main principles set out in the brief are:

- the height of development should have a positive impact on its setting with the predominant building form being 4-5 storey tenemental-scale buildings with business space on the ground floor, though other approaches for the provision of small business space may be acceptable.
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- Buildings should provide frontage onto South Fort Street and West Bowling Green Street where appropriate.
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- Community security should be promoted by designing for natural surveillance over paths, streets and open areas and by providing active frontages.

**c) access and parking arrangements are acceptable in terms of road safety and public transport accessibility;**

The applicants have indicated that the main access into the site may be from South Fort Street and the existing access at Graham Street. The application will be supported by a Transport Statement which will address the impact of the proposals on the local road network.

Pedestrian/cycle links through the site to the Ferry Road Cycleway will be required, as set out in the development brief.

**d) there are any other environmental factors that require consideration.**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. The introduction of non-employment uses must not prejudice or inhibit the activities of any nearby industrial user or occupier. Appropriate measures will also be required to protect the amenity of future residential occupants. In order to support the application the following documents should be submitted:

- Design and access statement
- Sustainability assessment.
- Transport statement
- Site investigation (contamination)
- Noise assessment
- Tree survey

## 5. Financial Implications

None.

## 6. Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have had the opportunity to comment.

## 7. Recommendations

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

**John Bury**  
Head of Planning

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Appendices	1. Location Plan
Contact/tel/Email	Kenny Bowes/0131 529 6724/kenneth.bowes@edinburgh.gov.uk
Wards affected	A.12 Leith Walk
Background Papers	1. 11/02532/PAN

Appendix 1 – Location Plan

