

**Planning Permission 11/02873/FUL
at
Car Park
57 Tower Street
Edinburgh**

**Development Management Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 11/02873/FUL, submitted by The City Of Edinburgh Council. The application is for: **Proposed storage of 7500 tonnes of salt - stockpiled top open air on existing hardstanding areas and covered with sheeting.**

It is recommended that this application be **GRANTED**.

2 The Site and the Proposal

Site description

The application site is currently operating as a car pound operated by the City of Edinburgh Council. The site is 0.5 hectares in area and bounded by a fence. It has a concrete hardstanding surface.

Site History

There is no relevant planning history for this site.

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

It is proposed to change the use of the site from an existing car pound to one of storage and distribution. This will involve the use of the existing bays within the site to store stockpiles of road salt. The salt will be covered with sheeting.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the proposed use is acceptable within this area;
- b) neighbouring residential amenity is safeguarded; and
- c) the proposal is detrimental to road safety.

a) The Waterfront Area of Change policies promote development which will contribute towards the creation of new urban quarters. The development programme for this area may take up to 30 years. Policy Hou 8 of the Edinburgh City Local Plan states that developments which will have a detrimental effect on living conditions will not be permitted. The immediate area is characterised by a mixture of housing and industrial uses. It is not considered this proposal will be out of character with the area or contrary to the local plan policies.

b) The nearest residential properties are located approximately 80 metres to the west and south of the application site. This is a sufficient distance to ensure there will be no adverse effect on residential amenity. Environmental Assessment has no objections to the proposal.

c) The applicant has confirmed that deliveries will usually be made within normal working hours only. However, in extreme cases and emergency use, this could be outwith normal hours and be during the night or weekends.

Transport Planning has no objections subject to an informative being added to ensure the applicant contacts the area roads manager, prior to delivery and use of the salt, to enable the manager and applicant to carry out a joint dilapidation survey of the existing roads. This is to ensure that the roads will be able to take the weight of the lorries and their loads.

In conclusion, the proposed use is appropriate in this location without having a detrimental effect on residential amenity or road safety. There are no material considerations which outweigh this conclusion.

As this is a Council development, a Committee decision is required.

It is recommended that the Committee approves this application, subject to the informative to contact the Area Roads Manager.

REASON FOR DECISION

The proposal complies with the Edinburgh City Local Plan, the proposal will not adversely affect neighbouring residential amenity and will not prejudice road safety.

John Bury
Head of Planning

Contact/tel	Lynsey Townsend on 0131 529 3905
Ward affected	A13 – Leith
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Waterfront Area of Change
Date registered	31 August 2011
Overall Expiry Date	06.10.2011
Drawing numbers/ Scheme	01-03 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner,
Paul Devaney on 0131 529 3519. Email: paul.devaney@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee Agenda papers.

Application Type Planning Permission
Application Address: Car Park
57 Tower Street
Edinburgh

Proposal: Proposed storage of 7500 tonnes of salt - stockpiled top open air on existing hardstanding areas and covered with sheeting.

Reference No: 11/02873/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Assessment

The application proposes the storage of 7500 tonnes of road salt stockpiled to open air on existing hardstanding area and covered with sheeting at the existing car pound. This is located next to an industrial estate in the Leith area of the city. The applicant CEC Property Services have confirmed the site is for the purpose of strategic and emergency storage of salt. With regard to lorry movements and delivery times at the site, deliveries will normally be made within normal working hours only. However in extreme cases and emergency use this could be outwith normal hours and be during night or weekends.

There are no residential properties in close proximity to the site which would be affected by noise from this operation.

Environmental Assessment has no objections to this proposal.

Transport Planning

No objection to the proposed application subject to the following being added as conditions or informatives as appropriate

1) It is recommended that the applicant contact the area roads manager, prior to delivery and use of the salt, to enable the manager and applicant to carry out a joint dilapidation survey of the existing roads. The area roads manager for this area is Mr Graeme Paget and he can be contacted on 0131 529 3718 (direct dial)

Representations

No representations have been received.

Planning Policy

Edinburgh City Local Plan - Waterfront Area of Change

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Wa 1 (Waterfront Areas of Change) sets criteria for assessing development in the Granton and Leith Waterfront Areas of Change.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Appendix B



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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. the applicant contact the area roads manager, prior to delivery and use of the salt, to enable the manager and applicant to carry out a joint dilapidation survey of the existing roads. The area roads manager for this area is Mr Graeme Paget and he can be contacted on 0131 529 3718 (direct dial)

End

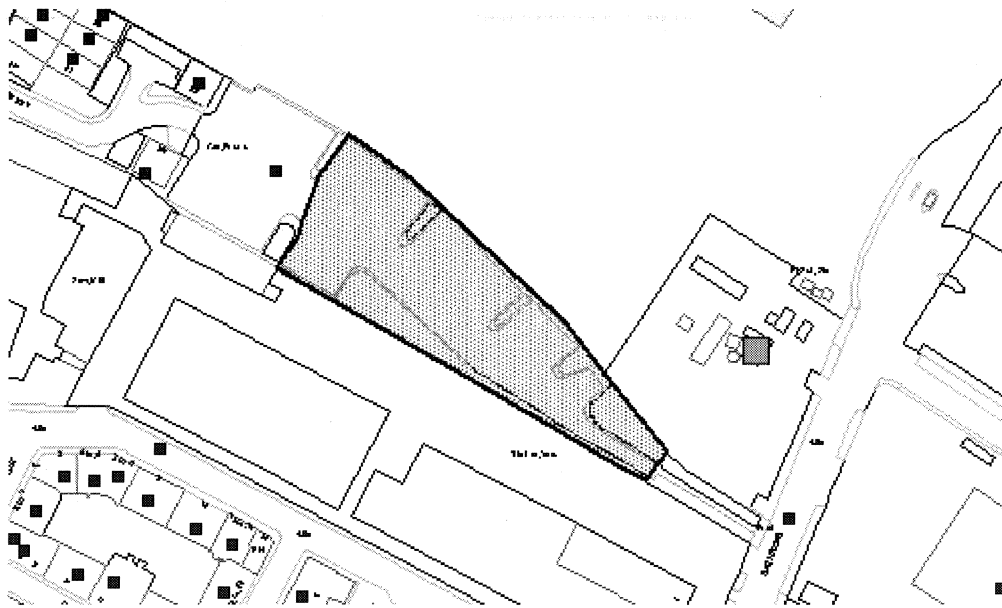
Appendix C



Application Type Planning Permission

Proposal: Proposed storage of 7500 tonnes of salt - stockpiled top open air on existing hardstanding areas and covered with sheeting.

Reference No: 11/02873/FUL



Location Plan

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