

**Development Management Sub-Committee
26 October 2011**

**Report by the Head of Planning on Forthcoming Application by J
Smart & Co (Contractors) Plc for Residential Development with
Ground Floor Commercial Space, Associated Parking,
Landscaping and Access at West Bowling Green Street and
Anderson Place, Edinburgh**

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.

Carol Campbell
Acting Head of Administration and Legal Services

**REPORT ON FORTHCOMING APPLICATION BY J SMART & CO
(CONTRACTS) PLC FOR RESIDENTIAL DEVELOPMENT WITH
GROUND FLOOR COMMERCIAL SPACE, ASSOCIATED PARKING,
LANDSCAPING AND ACCESS AT LAND AT WEST BOWLING
GREEN STREET AND ANDERSON PLACE.**

Development Management Sub Committee

26 October 2011

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 Anderson Place / West Bowling Green Street , Edinburgh for residential development and commercial space with associated parking, landscaping and access.

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 a mixed use development comprising residential and commercial space. The site is identified in the Edinburgh City Local Plan (ECLP) as part of the urban area and is part of the Bonnington Development Brief.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 15 September 2011.

3. The Site and the Proposal

Site Description

The site consists of two areas split by West Bowling Green Street. It is bounded by the Water of Leith which curves round the northern, eastern and southern borders of the site. The river and relevant vegetated land which forms part of the corridor are identified as a Local Nature Conservation Site (LNCS) in the ECLP.

The northern section of the site comprises a four storey brick-built warehouse. To the west of this is a road hammerhead, an electricity substation and an area of open space which is crossed by a path which is an asserted right of way and designated as a core path. Further west are several small business/trade units.

The southern part of the site is bounded by Anderson Place to the west and consists of a mixture of business units and associated car parking. The opposite side of the river contains the Leith Mills retail outlet and the Bonnington Bond mixed use development which is B listed (ref: 27016 listed 29 April 1988).

West Bowling Green Street is a setted street and is closed to motor vehicles at its eastern end where it meets the bridge. The bridge is B listed (Ref: 27456 listed 3 March 1994).

Site History

1 May 1985 – Planning permission was granted to reclaim land and form a landscaped riverside walkway and level land for future development on land immediately to the northwest of the site. The walkway was implemented but the proposed transfer of land to the Council was never completed. (Ref. 324/85)

17 May 1995 – Planning permission was granted for the erection of four class 4 units on land to the northwest of the site. This permission has been implemented, with subsequent alterations. (Ref. 95/00169/FUL)

16 December 2002 – A proposal to erect two warehouses on land next to the site currently containing the hammerhead, substation and open space was refused due to impact on road safety, design, and failure to take into account its riverside context which would erode the character and appearance of the riverside open space, walkway and wildlife corridor. (Ref. 02/01932/FUL)

1 November 2005 – An outline application for a residential development on the northern section of the site (2-8 West Bowling Green Street) and on adjacent land was refused due to incompatibility with the primary industrial/business use designation and housing would prejudice the likelihood of preserving business and industrial uses within the adjacent areas. (Ref. 05/03067/OUT). The subsequent appeal was dismissed (P/PPA/230/825).

Description of the Proposal

Detailed planning permission will be sought for residential development and commercial uses. At this stage only indicative proposals have been prepared, consisting of around 117 residential units and 5 commercial units.

These show a main block arranged around a central courtyard area, shown as open space, which incorporates undercroft parking accessed from West Bowling Green Street. The block is up to 5 storeys high dropping to 4 on the side fronting the Water of Leith. Ground floor commercial space is incorporated into the proposal along the frontage of Anderson Place and the corner of West Bowling Green Street.

The eastern section of the site has five 3 storey town houses with off-street parking and private gardens. To the south of this is a small shared garden area.

The northern section has a 5 storey block set back from West Bowling Green Street to enable car parking spaces and curving round to match the route of the river.

The proposals also make provision for a walkway following the Water of Leith.

Community Consultation

The Proposal of Application Notice (11/03106/PAN) outlined one consultation event to be undertaken in the form of a public meeting at the Ebenezer United Free Church of Scotland on 26 October 2011.

The results of the community consultation will be submitted with the application as part of the report on public consultation.

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 although is 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 are 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 for the consultation process.

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;

- The height and design of buildings that front on to the river should complement the topographic profile of the river valley;
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- Buildings should provide frontage onto Anderson Place 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;
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- Potential to enhance the setting of the Water of Leith and create a new section of the walkway; and
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- Potential vista to North Leith Parish Church through the site from Breadalbane Street.

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

The applicants have indicated that the main access to the site will be taken from points along West Bowling Green Street. The application will be supported by a Transport Statement which will address the impact of the proposals on the local road network.

The Bonnington Development Brief states that the motor vehicle closure at the eastern end of West Bowling Green Street, which permits pedestrian and cycle access, should remain.

There is the potential to provide a new stretch of the Water of Leith Walkway along the riverbank at this location.

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;
- Air Quality assessment;

- Flood Risk Assessment;
- Surface Water Management Plan; and
- Archaeology assessment.

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

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. 11/03106/PAN

Appendix 1 – Location Plan

