

**Development Management Sub-Committee
21 March 2012**

**Report by the Head of Planning on a Forthcoming Application by
the City of Edinburgh Council for Residential Use at North Fort
Street, 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 Legal and Administrative Services

REPORT ON FORTHCOMING APPLICATION by The City Of Edinburgh Council residential use at North Fort Street, Edinburgh.

Development Management Sub-Committee

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 North Fort Street, Edinburgh.

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 redevelopment of the site for residential purposes at North Fort Street. The site is within the urban area in the Edinburgh City Local Plan.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 3rd February 2012.

3. The Site and the Proposal

Site Description

The site is approximately 1.9 hectares in area and at present, there is a 6 storey block of flats with a pitched roof on the site. There are 157 flats in total and all but four have been vacated.

To the immediate south of the site is the Leith Conservation Area and to the west (beyond the primary school) is the Victoria Park Conservation Area.

There is a 5 metre perimeter wall surrounding most of the site, which is particularly dominant along the North Fort Street and Portland Street elevations. This wall is category B listed (listed building reference 27221, listed on 14th December 1970).

Also included within this listing are the two guardhouses situated at the entrance to the site on North Fort Street. These are a pair of matching 2-storey Palladian lodges. One is currently used as a concierge office and the other houses an electricity substation.

The north-eastern part of the site is an area of designated open space. It comprises areas of grass and hardstanding and includes a multi-use games area.

Site History

11/04005/PND - Prior Notification for the Demolition of Fort House. Granted on 23rd November 2011.

Description of the Proposal

Full planning permission will be sought for the construction of approximately 100 new residential units with communal external space, associated landscaping and the refurbishment of two category B-listed gatehouse lodges and works to the listed stone wall surrounding the site.

Community Consultation

The Proposal of Application Notice (12/00337/PAN) outlined details of the proposed public event and included details of meetings with interested parties.

The results of the community consultation will be submitted with the application as part of the Report on Community 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 within the urban area in the Edinburgh City Local Plan, where general housing and amenity policies apply.

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

The application is likely to come forward as an application for full planning permission. As such, the applicant is required to submit a detailed Design and Access Statement with the application. This is expected to take cognisance of the surrounding land uses, including the conservation areas.

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

The applicants have indicated that the preference is for a main access into the site from North Fort Street with a series of further accesses being explored from Portland Street and Lindsay Street. The application will be supported by a Transport Statement which will address the impact of the proposals on the local road network.

d) there are any other environmental factors that require consideration:

The applicants will be required to submit sufficient information to demonstrate that the site is capable of being suitably redeveloped. In order to support the application the following supporting documents will be submitted:

- desktop archaeological survey;
- flood risk assessment;
- air quality assessment;
- surface water management plan/SUDS;
- site investigation (contamination); and
- sustainability statement.

5. 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 the opportunity to comment.

6. 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 and Building Standards

Appendices	1. Location Plan
Contact/tel/Email	Lesley Carus 0131 529 3770 lesley.carus@edinburgh.gov.uk
Wards affected	A13
Background Papers	

Appendix 1: Location Plan

