

# Development Management Sub

**Wednesday 11 September 2013**

## **REPORT ON FORTHCOMING APPLICATION by PLACES FOR PEOPLE FOR APPROXIMATELY 194 RESIDENTIAL UNITS COMPRISING 6-STOREY FLATS AND 2/3 STOREY TERRACED HOUSING WITH ASSOCIATED PARKING, LANDSCAPING AND OPEN SPACE AT GRANTON PARK AVENUE**

<b>Item number</b>	7.2
<b>Report number</b>	
<b>Background Papers</b>	1. 13/02605/PAN 2. Appendix 1
<b>Wards</b>	A04 - Forth

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# **REPORT ON FORTHCOMING APPLICATION by PLACES FOR PEOPLE FOR APPROXIMATELY 194 RESIDENTIAL UNITS COMPRISING 6-STOREY FLATS AND 2/3 STOREY TERRACED HOUSING WITH ASSOCIATED PARKING, LANDSCAPING AND OPEN SPACE AT GRANTON PARK AVENUE.**

## **Summary**

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To inform the Development Management Sub Committee of a forthcoming planning application in respect of a proposed residential development on land at the former production block at Madelvic House, Granton Park Avenue.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 28 June 2013.

## **Recommendations**

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

## **Financial impact**

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There are no financial implications for the Council.

## **Equalities impact**

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This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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A sustainability statement will be submitted with the application.

## **Community consultation**

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The Proposal of Application Notice (reference 13/02605/PAN) outlined two public exhibitions held on 28 August and 31 August 2013 at the Royston Wardieburn Community Centre. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading / external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)

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## **1. Background**

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### **1.1 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 the former production block of the Madelvic House on Granton Park Avenue.

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

### **1.2 Site description**

The site is 2.77 hectares in area and is bounded by Waterfront Avenue to the north and Granton Park Avenue to the south. It includes the former production block, which is a category B listed building (reference: 45654, listed on 16 September 1988). The site also includes areas of hardstanding and some informal landscaping.

To the immediate east of the application site is Madelvic House with a modern housing development beyond. To the south is the United Wire factory and various large retail units. To the north of the site are further contemporary residential units.

### **1.3 Site History**

There is extensive planning history on this site.

July 2003 - outline planning permission granted for proposed mix use development (amended road layout), including the Madelvic Car Factory site and the land lying between West Granton Road and West Shore Road/West Harbour Road, east of Caroline Park Avenue together with land to the North West of the junction between Caroline Park Avenue and West Granton Road. (01/02109/OUT).

August 2003 – revised outline planning application submitted to amend planning consent 01/02109/OUT to replace educational campus with mixed use residential and commercial development (material variation). This application was reported to the Development Management Sub-Committee on the 17<sup>th</sup>

December 2003 with the recommendation to grant, however consent has not been issued due to matters relating to the legal agreement (03/02965/OUT).

March 2005 - reserved matters consent granted for proposed new build residential over commercial, conversion of factory building to live/work units and flats, new build affordable housing (04/02036/REM)

March 2005 – listed building consent granted for proposed works to the former Madelvic production block to form 12 live/work units and 4 two bedroom flats. The proposed alterations to the production block included:

- Removing the central portion between the two outer blocks to form an open landscaped area including gated access.
- Removing the end (north) elevations of the outer blocks to allow connection to the new development at Waterfront Avenue.
- Removing the flat roof on the outer blocks and extending the roof to form accommodation and terrace spaces.
- Removing the mix of windows and door, re-opening blocked up window and door openings and installing new windows and doors.
- Restoring and forming new openings within the inner facing sections of the production blocks, and partially rendering the elevations.
- Subdividing the interior to form the live/work units and flats (04/02039/LBC).

October 2008 - Listed building consent application for the demolition of the Madelvic production blocks and formation of new landscape space within the development to reflect the history - withdrawn by applicant (08/01670/LBC).

January 2010 – Listed Building consent granted for demolition of the Madelvic production block. (09/02207/LBC).

## **2. Main report**

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

Detailed planning permission will be submitted for a housing development of approximately 200 units comprising 6-storey flats and 2/3 storey terraced housing with associated landscaping, parking and open space.

Listed building consent was granted in January 2010 for the demolition of the Madelvic production block. This consent is still live.

## 2.2 Key Issues

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

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

This application site is within the Waterfront Area of Change (WAC2) and part also falls within the Granton Strategic Business Centre in the adopted Edinburgh City Local Plan. In this allocation, proposals are expected to maximise the development potential of the area with agreed development frameworks and/or masterplans and the principles of sustainable development. There is also a requirement for a series of mixed use sustainable neighbourhoods that connect to the waterfront and with nearby neighbourhoods in the existing urban area. Proposals are also expected to provide a mix of house types, sizes and affordability.

Policy Wa1 covers area WAC2 and supports the provision of modern, high quality office accommodation and industrial and storage accommodation in areas identified primarily for these purposes. Since part of the site is within the Strategic Business Centre, these criteria would be applicable to any forthcoming application.

Further to the adopted Local Plan, the Edinburgh Local Development Plan Proposed Plan (LDP) is a material consideration in the determination of any forthcoming planning application. The Main Issues Report of the emerging LDP proposes the deletion of Granton Waterfront as a strategic office location. This policy change was taken forward and the LDP now identifies this site as part of the Central Development Area (EW 2b). This revised policy supports housing-led development on sites formerly identified for major business development.

**b) the development would be acceptable in principle having regard to the Granton Masterplan;**

The Llewellyn Davies Granton Masterplan was approved as supplementary planning guidance in January 2001. The application site lies within Granton Harbour and Village in this masterplan in an area identified for a mix of residential and business uses, a local centre and open space. It encourages developments that offer a variety of unit types and sizes to allow for a full mix of residents and households types. The Masterplan also sets out a framework for building heights within the surrounding urban context. It identifies the northern boundary of the site as a key frontage where buildings along Waterfront Avenue should be 5-7 storeys. Any forthcoming application for this site is expected to accord with these principles.

**c) the design and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance.**

The redevelopment application is likely to come forward as a detailed application. The proposals are expected to be a high quality design, utilising appropriate materials and taking cognisance of the surrounding urban area. A design statement will be submitted as part of the detailed planning application addressing these issues.

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

The proposals should have regards to transport policy within the City of Edinburgh Local Plan. The forthcoming application will be supported by a Transport Statement which will address the impact of the proposals on the local road network

**e) there are any other environmental factors that require consideration;**

Studies will be submitted with the application in order to address the following issues:

- sustainability
- flood risk
- surface water management/SUDS
- archaeology
- ecology/protected species
- air quality
- site remediation/contamination
- design and access
- noise

**f) the proposals will have an adverse impact on the setting of adjoining listed buildings;**

Madelvic House adjoins the site which is category B listed. Therefore, development proposals will be required to take account of the adjoining listed building and the applicant will be required to submit sufficient information to demonstrate that the proposed development will not have an adverse impact on the setting of the adjoining listed building.

**g) sustainability**

The proposal will be required to meet current sustainability standards.

## **2.3 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 applications are received, and consultees and the public have the opportunity to comment.

### **3. Recommendations**

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

**David R. Leslie**

Acting Head of Planning and Building Standards

# Appendix 1

## Location Plan



