

# Development Management Sub-Committee

**Wednesday 27 August 2014**

## **REPORT ON FORTHCOMING APPLICATION by CALA MANAGEMENT LIMITED AND ATILLA (BR) LIMITED FOR RESIDENTIAL DEVELOPMENT WITH COMMERCIAL ELEMENT AT 10 BRUNSWICK ROAD, EDINBURGH.**

Item number 9.1  
Report number  
Wards A12 - Leith Walk

### **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major residential development with small scale commercial space on land at Brunswick Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 19 June 2014.

### **Links**

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Coalition pledges  
Council outcomes [CO7](#), [CO19](#), [CO23](#)  
Single Outcome Agreement [SO4](#)

# **REPORT ON FORTHCOMING APPLICATION by CALA MANAGEMENT LIMITED AND ATILLA (BR) LIMITED FOR RESIDENTIAL DEVELOPMENT WITH COMMERCIAL ELEMENT AT 10 BRUNSWICK ROAD, EDINBURGH.**

## **Recommendations**

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

## **Background**

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### **2.1 Site Description**

The site is approximately 1.64 hectares in size and is a long triangular shape. Brunswick Road runs along the southern perimeter of the site with Allanfield to the east and north.

The site is currently accessed from the east and west of the site.

The site is mainly surrounded by established residential development with flatted properties to the north at Allanfield and a mixture of two to four storey housing to the south on Brunswick Road. The B listed Leith Walk Primary School is to the southwest of the development (ref 43685, listed 12 December 1974). Further east is the more recent residential development which rises up to six storeys.

The site formerly accommodated the Royal Mail Sorting Office which has now been demolished. The site, although relatively flat itself, sits below Brunswick Road ranging from 1m at the east and west of the site to 4.5m - 5m near the centre. There is an existing wall and existing landscaping on the bank side adjacent to Brunswick Road.

### **2.2 Site History**

31 May 2011 – an application for the change of use of parking areas to public car park (temporary for 3 months) was withdrawn (application reference: 10/02407/FUL).

4 July 2013 – planning permission refused against officer recommendation for 241 residential flats and three commercial units (as amended). It was refused on the grounds of housing mix, design and impact on the amenity of existing neighbours. (application reference: 12/04041/FUL). The subsequent appeal was dismissed.

### 3.1 Description of the Proposal

The application will be for detailed planning permission for residential development with some ground floor commercial uses.

### 3.2 Key Issues

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

The site is located within the urban area but is not specifically allocated for a particular use in the Edinburgh City Local Plan (ECLP) or the Second Proposed Local Development Plan (LDP).

The land was last in employment use and ECLP Policy Emp 4 Employment Sites and Premises (and LDP Policy Emp 9) seeks to ensure that proposals for the redevelopment of such sites for non-employment uses include an element of new floorspace designed to provide for a range of users. Consequently, for residential development to be acceptable in principle on this site, this policy requirement will need to be satisfied.

#### **b) the design, layout are acceptable within the character of the area; and whether the proposal complies with the Edinburgh Design Guidance**

The application will come forward as a detailed application. The applicant will be required to submit details of the design and layout of the development taking into account the topography of the site and the surrounding uses.

A previous application was refused on the grounds of housing mix, design and impact on the amenity of existing neighbours. Details of how any subsequent application deals with these issues should be provided.

The applicant is required to submit a Design and Access Statement with the application.

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

Detailed Information in respect of transport impact, car and cycle parking, and pedestrian access will be required as part of the application.

#### **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 accommodating the development and that there is sufficient infrastructure capacity. It is anticipated that the following supporting information will be submitted:

- Pre-Application Consultation Report
- Design and Access statement;
- Sustainability Statement;
- Transport information;
- Air Quality Impact Assessment;
- Noise Assessment;
- Tree Survey;
- Surface Water Management Plan;
- Site Investigation (contamination); and
- Archaeology Survey.

### **3.3 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.

## **Financial impact**

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4.1 There are no financial implications for the Council.

## **Risk, policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

## **Equalities impact**

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6.1 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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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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8.1 The Proposal of Application Notice (reference 14/02529/PAN) outlined public exhibitions to be held on 15 July 2014 and 23 August 2014 at McDonald Road Library. 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 Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

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## Links

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### Coalition pledges

#### Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.  
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.  
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

#### Appendices

Location Plan

Location Plan

