

# Development Management Sub-Committee

Wednesday, 19 November 2014

## REPORT ON FORTHCOMING APPLICATION BY PLACES FOR PEOPLE FOR A MIXED USE DEVELOPMENT AT LAND 69 METRES WEST OF 7 SHRUB PLACE, 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 major development on land at Shrub Place, 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 5 September 2014.

### Links

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Coalition pledges	
Council outcomes	<a href="#">CO7</a> , <a href="#">CO19</a> , <a href="#">CO23</a>
Single Outcome Agreement	<a href="#">SO4</a>

# REPORT ON FORTHCOMING APPLICATION BY PLACES FOR PEOPLE FOR A MIXED USE DEVELOPMENT AT LAND 69 METRES WEST OF 7 SHRUB PLACE, 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, covering approximately 2 hectares, lies between Leith Walk and Dryden Street.

A large proportion of the site has now been cleared. The site previously contained the Lothian Transport bus depot, formerly a tram depot, part of which includes the retained category B listed redbrick buildings and chimney stack at the Dryden Street end (ref 45956, listed 10 March 1999). The listed buildings are also located within the Pilrig Conservation Area.

The site is bounded on its south-west side by a single track railway line, still operational for freight, serving Powderhall Refuse Depot. The line is set in a cutting, 5 to 7 metres below the site level. Towards the centre of the site, on the railway side is an existing Masonic club and associated car park, accessed by Shrub Place Lane from Leith Walk. The site has two street frontages, one to Leith Walk and the other to Dryden Terrace and can be accessed from both. Dryden Terrace is linked to Dryden Street by a pedestrian bridge over the railway line.

East of the site, fronting Leith Walk, is the site of the recently demolished Shrubhill House which has planning permission for primarily student housing.

To the north and east of the site are residential properties, Inchkeith Court, a 1960s eleven storey high-rise block. To the north of this are the two-storey B listed Shaw's Place Colonies (ref 45961, listed 3 October 1999), which are also within the Shaw's Place (Pilrig) Colonies Conservation Area. Beyond this are the three storey residential tenements of Spey Terrace and Dryden Street.

To the north west of the site are further three storey residential tenemental properties on Dryden Street, and the four storey residential development opposite the listed tram depot buildings.

To the south west, across the railway line, are the four storey residential tenements on McDonald Road.

The site is allocated for housing (HSG 18) for approximately 400 units in the Edinburgh City Local Plan and there is a Statement of Urban Design Principles for the site (2004). The Second Proposed Local Development Plan continues to allocate the site for housing (HSG 11) and envisages an estimated capacity of 410 units.

Leith Walk is identified as a town centre and the eastern part of the site fronting Leith Walk is also within a conservation area. The adjacent railway line is transport safeguarded for future use as a cycle/footpath or possible public transport service.

## **2.2 Site History**

The site has been the subject of various planning and listed building consent applications proposing mixed use developments, references 01/00509/FUL, 02/04595/FUL, 02/04593/FUL and 02/04595/LBC. On 20 July 2004, following a public inquiry, a number of planning application and listed building appeals were dismissed and refused permission (SEIRU Ref P/PPA/230/488 and 529 and P/LBA/230/121).

25 November 2004 - A revised "Statement of Urban Design Principles for: Shrub Place, Pilrig" was approved by the Planning Committee.

19 April 2006 - Planning permission granted for demolition of existing office building and Masonic Club, conversion of listed building and new build development to provide for new Masonic Club, retail and commercial provision to Leith Walk and residential development (410 units) with associated access, parking and landscaping. This application included the redevelopment of Shrubhill House (planning reference 05/03128/FUL).

24 May 2006 - Listed building consent granted for the conversion of the listed tram sheds (planning reference 05/03128/LBC).

10 March 2010 – Planning permission 'Minded to Grant' subject to legal agreement for a hotel (Class 7) and associated facilities, Masonic Social Club, landscaping, parking and access arrangements. The application only relates to the eastern part of the site fronting Leith Walk (planning reference 09/00794/FUL).

29 November 2013 – Planning permission refused for the change of use of the site to allow temporary storage of construction materials (planning reference 13/01416/FUL).

23 October 2013 – Proposed mixed use development comprising 160 residential units and 1150sqm of retail floorspace along with conversion of listed buildings, associated car parking and open space 'minded to grant' subject to conclusion of a Section 75 (planning reference 13/01070/FUL).

17 December 2013 – Listed building consent granted to retain the existing chimney, alter existing tram workshops to accommodate residential development, and reduce height of existing gable wall to remove requirement for galvanised steel buttresses consideration (planning reference 13/01071/LBC).

Adjacent to the site:

9 April 2008 – Planning permission granted for the redevelopment of Shrubhill House for mixed use development including student residential accommodation and associated facilities, retail (class 1) units and food and drink (class 3) units, cycle parking areas and associated alterations to access and landscaping (as amended) (planning reference 06/05371/FUL).

3 December 2013 – Section 42 application granted to extend the expiry period of planning permission 06/05371/FUL by 18 months (planning reference 13/00241/FUL).

## Main report

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### 3.1 Description of the Proposal

The proposal is seeking to amend a previous consent (planning reference 05/03128/FUL) which was for the demolition of the buildings on the site, conversion of the listed buildings and new build development to provide for new Masonic club, retail and commercial provision to Leith Walk and residential development with associated access, parking and landscaping. As demolition and ground works have commenced on the site the permission has been implemented and the consent remains live.

The applicant has indicated that the amendments are to include a reduced car park layout, the substitution of commercial office space in Block A (fronting Leith Walk) with residential use, the redesign of internal flat layouts/cores/mix to comply with current Building Standards, revised elevations and the redesign of the public realm.

### 3.2 Key Issues

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

The site is allocated for housing in the Edinburgh City Local Plan and the Second Proposed Local Development Plan. The Leith Walk section of the site is within the town centre. Previous applications have established residential and other uses including retail and commercial uses on the site. The existing consents will be a material consideration in assessing any forthcoming application.

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

Planning permission has been granted for the development of the site. Pre-application discussions have indicated that the general layout, building footprints and heights will remain unchanged from an earlier consented scheme.

Any changes to design, materials and public realm will need to be considered in the context of Edinburgh Design Guidance and local plan policies. 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;**

The site can currently be accessed from Leith Walk and from Dryden Street and it is likely that these will remain the main access points for the site. Provision should also be made for potential links to the adjacent railway if in the future this becomes a cycleway/footpath.

The proposals will be assessed against the Council's parking standards.

**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, including:

- Transport information;
- Sustainability statement;
- Noise assessment;
- Ecology assessment;
- Design & Access Statement;
- Surface Water Management Plan; and
- Archaeological Assessment.

### **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 application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 It is likely that the application will be subject to a legal agreement.

## **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 14/03607/PAN), and subsequent updates, outlined public events to be held at McDonald Road Library between 15:00 and 19:00 on 11 and 24 November 2014. 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](#)

## David R Leslie

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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

