

Development Management Sub-Committee

Wednesday, 14 January 2015

REPORT ON FORTHCOMING APPLICATION BY WBG PARTNERSHIP FOR RESIDENTIAL DEVELOPMENT AT SOUTH FORT STREET/WEST BOWLING GREEN STREET, EDINBURGH.

Item number 9.3
Report number
Wards A12 – Leith Walk.

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development at South Fort Street/West Bowling Green Street.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference 14/04538/PAN) on 28 October 2014.

Links

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

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Recommendations

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

Background

2.1 Site Description

The site covers 0.4 hectares and is in business and industrial use. It accommodates several large sheds. Only part of the site is currently in use and by only one business.

The site is part of a larger area of business and industry use extending from Pitt Street in the north to Bonnington Road in the south and Newhaven Road in the west. The site is bounded to the north and west by a large site owned by Blake's Engineering Company. The east boundary is formed by South Fort Street with industrial sheds beyond. The south boundary is formed by West Bowling Green Street and larger industrial sheds beyond.

2.2 Site History

In August 2011 a Proposal of Application Notice was approved for a mixed use development providing around 240 flats (application reference 11/02532/PAN) immediately to the north and north-west of this site (Blake's Engineering Company). The PAN was followed up in December 2011 by a full planning application (application reference 11/04095/FUL) as a first phase of 49 flats on land immediately to the north of this site. The application was withdrawn on 16 February 2012.

Main report

3.1 Description of the Proposal

The forthcoming application will seek full planning permission for the demolition of the existing shed and subsequent residential development.

Some indicative sketch proposals are available at this stage. These show a series of five blocks, four to five storeys in height with associated car parking and open space. The development will accommodate around 70 homes and access will be taken from West Bowling Green Street. The final design will be informed by the pre-application process.

3.2 Key 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 Edinburgh City Local Plan (ECLP) was adopted in January 2010. The site is part of the Urban Area where there is a presumption in favour of residential development, subject to compliance with relevant policies. The existing use of the site is business and industry. Edinburgh City Local Plan Policy EMP 4 requires new development on former industrial or business land to include a significant element of new floorspace designed to provide for a range of business users.

The site is part of the Urban Area in the Second Proposed Local Development Plan.

Policy Emp 9 of the Second Proposed Local Plan requires that the introduction of non-employment use on this site;

- will not prejudice or inhibit the activities of any nearby employment use and; and
- will contribute to the comprehensive regeneration and improvement of the wider area.

ECLP Policy Des 2 indicates that schemes should not compromise the development of adjacent land or the comprehensive development and regeneration of a wider area.

The Bonnington Development Brief re-iterates ECLP Policy Emp 4 criterion b) which states that the introduction of non-employment uses must not prejudice or inhibit the activities of any nearby industrial user or occupier.

The application is expected to include provision for affordable housing.

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

The layout and design of the proposed development will be required to comply with the requirements of the Edinburgh Design Guidance.

The development will also be expected to follow the design principles set out in the Bonnington Development Brief.

A design and access statement will accompany the application.

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

The proposals should have regard to transport policy in the Edinburgh City Local Plan and Designing Streets. Consideration will be given to the impact on local road traffic flows and accessibility by public transport. It is considered that pedestrian safety could also be an issue. The application will be supported by Transport information.

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

The applicant 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.

In order to assess the environmental impacts of the proposal, the following information will be required:

- Transport information;
- Surface Water Management Plan;
- Noise Assessment;
- Site Investigation Report;
- Archaeological Evaluation;
- Landscaping details;
- Sustainability Statement;
- Flood risk Assessment; and
- Air Quality 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 application is submitted and consultees and the public have the opportunity to comment.

Financial impact

4.1 There are no financial implications for the Council.

Risk, policy, compliance and governance impact

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

Equalities impact

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

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

Consultation and engagement

8.1 The Proposal of Application Notice (reference 14/04538/PAN) outlined that a public exhibition/ drop-in event to be held on Wednesday 26 November at Leith Library. A second exhibition was also held at McDonald Road library on 2 December. The applicant will attend a meeting of the Leith Central Community Council. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

David R Leslie

Acting Head of Planning and Building Standards

Contact: Lesley Porteous, Planning Officer

E-mail: lesley.porteous@edinburgh.gov.uk | Tel: 0131 529 3203.

Links

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

