

# Development Management Sub Committee

**Wednesday 26 August 2015**

**Report for forthcoming application by**

**Places for People for Proposal of Application Notice**

**15/02726/PAN**

**At Land 80 Metres West and East Of, Saltire Street,  
Edinburgh**

**Housing application for phased development of around 300  
new units.**

<b>Item number</b>	9.2
<b>Report number</b>	
<b>Wards</b>	A04 - Forth

## Summary

---

The purpose of this report is to inform the Development Management Sub-Committee of forthcoming applications for planning permission for phased development of around 300 residential units on land to the north of Waterfront Avenue, adjacent to Saltire Square, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice 15/02726/PAN on 8 June 2015.

## Links

---

<b>Coalition pledges</b>	
<b>Council outcomes</b>	CO7, CO19, CO23
<b>Single Outcome Agreement</b>	SO4

# Report for forthcoming application by Places for People for Proposal of Application Notice

**15/02726/PAN**

**At Land 80 Metres West and East Of, Saltire Street,  
Edinburgh  
Housing application for phased development of around 300  
new units.**

## Recommendations

---

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

## Background

---

### 2.1 Site description

The application site is an approximate semi-circle shape. It covers 4.5 hectares and is a generally flat site, sloping very gently northwards.

The site is bounded to the south by Waterfront Avenue and vacant brownfield land beyond. To the east is the six storey flatted block of Kingsburgh Crescent. To the north is vacant brownfield land extending to West Shore Road. Bordering the site to the north and west is a safeguarded corridor for footpath and cycles called 'The Walk'. Immediately adjacent to the site on the west are the grounds of the historic Caroline Park House. There is an existing access off Kingsburgh Crescent.

### 2.2 Site History

24 April 2002 - outline planning permission granted for a mixed use development at the following location: 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 (application reference: 01/02109/OUT).

14 April 2004 - approval of reserved matters obtained for erection of residential /commercial development encompassing 130 flatted units, associated roads and temporary car parking on land at Waterfront Avenue (application reference: 03/03665/REM).

24 March 2004 - approval of reserved matters obtained for the erection of residential / commercial development referring to height, massing, number and parking (application reference: 03/04608/REM).

11 December 2006 - planning permission granted for the provision of a centre whose activities may include a lunch club for elderly people, mother and toddler group, study discussion groups and public meetings (application reference: 06/04812/FUL).

## **Main report**

---

### **3.1 Description Of The Proposal**

The Proposal of Application Notice (reference 15/02726/PAN) boundary is divided into two phases. The first phase is to the east of Saltire Street and the second phase is to the west of Saltire Street.

An application for full planning permission will be submitted for residential development of around 100 houses within the first phase. A schedule of accommodation, detailed site plan and indication of storey heights have been submitted with the Proposed Application Notice.

No details have been submitted for phase two to the west of Saltire Street. This will be the subject of an application for planning permission in principle at a future date.

### **3.2 Key Issues**

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

#### **a) The principle of the development is acceptable in this location;**

The site is within the Granton Waterfront Area of Change (WAC 2) as identified in the adopted Edinburgh City Local Plan (ECLP). The proposals must accord with Policy Wa 1 where planning permission will be granted for development which contributes towards the creation of new urban quarters.

The site is located within the Central Development Area of the Edinburgh Waterfront as identified in the Second Proposed Local Development Plan (LDP). Table 11 of the LDP highlights the development principles which all proposals must adhere to.

#### **b) The proposed scale, layout, design and materials are acceptable;**

The applicant will have to demonstrate that the proposals adhere to the development principles set out in Policy Wa 1 of the adopted ECLP, and the development principles set out in EW 2B of the Second LDP. Details should be submitted covering scale, layout, design and materials.

#### **c) The proposed parking, access and road safety arrangements are acceptable;**

The proposals should have regard to transport policies in ECLP and LDP and Edinburgh Design Guidance. The impact on traffic flows on local roads and access to public transport will have to be demonstrated.

**d) There are other material considerations and/or environmental factors that require consideration;**

The applicant will be required to submit sufficient information to demonstrate the site is capable of accommodating the proposed development and that there is sufficient infrastructure capacity.

A contribution would be required towards education infrastructure in accordance with the provisions of the guidance on Developer Contributions and relevant Development Plan provisions. An affordable housing contribution will be required and this will be expected to be provided on site. The provision of affordable housing should reflect the mix of units provided and should be tenure blind.

The following supporting documents will be required to enable the determination of the application:

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Landscape and Visual Impact Appraisal;
- Tree Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- SUDS strategy;
- Habitat and Protected Species Survey;
- Noise Impact Assessment;
- Air Quality Impact Assessment; and
- Sustainability Assessment.

### **3.3 Assessment**

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**

---

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

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

---

**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of 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 Pre-Application Process**

A pre-application meeting took place on Friday 24 April 2015.

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 15/02726/PAN) outlined two manned public consultation events to be held; one on Tuesday 23 June from 3.00 to 6.00pm at Lighthouse Court Commercial Unit, another at the same venue on Wednesday 24 June from 5.00 to 8.00pm. An additional public event was to be held at West Pilton Neighbourhood Centre, the date to be confirmed.

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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

### **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.

## Location Plan

---



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420

END