

Development Management Sub Committee

Wednesday 9 March 2016

Report for forthcoming application by

**BDW Trading Ltd. And Blake Property Company LLP. for
Proposal of Application Notice**

16/00194/PAN

**At 30 South Fort Street, Edinburgh, EH6 5NU
Proposed residential development.**

Item number	9.2
Report number	
Wards	A12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission for a residential development at 30 South Fort Street, 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 16/00194/PAN on 18th January 2016.

Links

Coalition pledges	
Council outcomes	CO7, CO19, CO23
Single Outcome Agreement	SO4

Recommendations

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

Background

2.1 Site description

The development site has an area of approximately 0.73 hectares. It lies to the west of South Fort Street and is occupied by 'Blakes' Metals. The main building fronts South Fort Street. The vehicular access and yard area to the rear are accessed off West Bowling Green Street to the south.

The Water of Leith Walkway is to the north which is set down at a lower level than the site. The area is predominantly in industrial/ commercial use, but there are some residential properties to the north and south on South Fort Street.

2.2 Site History

16 August 2011 - PAN approved for phase 1 of a mixed use development including 220-240 residential flats. This included land to the west of the Blakes site (application number: 11/02532/PAN).

16 February 2012 - Application for planning permission withdrawn for demolition of existing buildings, formation of new access, car parking and erection of 49 flats (application number: 11/04095/FUL).

Neighbouring Sites

14 May 2013 - Planning permission minded to grant for 114 residential units with commercial space etc. subject to the conclusion of a legal agreement at 2-8,3-11,15,17 and 19 West Bowling Green Street (application number: 12/01840/FUL).

12 June 2013 - Planning permission minded to grant for the erection of 24 residential units on land to east of 20 West Bowling Green Street subject to a legal agreement (application number: 13/00064/FUL).

2 December 2015 - PAN approved for residential development at 2-8, 3-11, 15-17, and 19 West Bowling Green Street (application number: 15/04781/PAN).

2 February 2016 - An application for planning permission has been submitted at 24-28 West Bowling Green Street (land to the south of the site) for 80 residential units (application number: 16/00427/FUL).

Main report

3.1 Description of the Proposal

The proposed development would involve demolition of the existing buildings and development of approximately 128 residential units.

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 Urban Area in the Edinburgh City Local Plan (ECLP). The Water of Leith Walkway runs along the northern boundary of the site; an area of the site to the north is Open Space and a Local Nature Conservation Site. These designations also apply to the Second Proposed Local Development Plan (LDP).

Residential developments appropriate to the location and character of the area are supported provided they accord with other relevant local plan policies. The existing use of the site is business and industry. The loss of an employment site is assessed against ECLP policy Emp 4: Employment Sites and Premises and LDP policy Emp 9: Employment Sites and Premises. Both policies support the loss of an employment site when a proposal contributes to the comprehensive regeneration and improvement of the wider area and provision of small business floorspace is included. The proposal should be accompanied by a planning statement justifying an infringement to this policy.

The site is covered by the Bonnington Development Brief (August 2008). This reiterates 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 user or occupier.

The loss of any designated open space will need to be assessed against policy OS 1 of the ECLP and policy Env 18 of the Second Proposed LDP. A reasoned justification to allow development on the area of open space will be required. The Water of Leith and disused railway walkway to the north should not be infringed upon.

The application should demonstrate that development will not have an adverse impact on flora, fauna, landscape or geological features in accordance with Policy Env 15 (Sites of Local Importance) of the ECLP.

The application is expected to include provision for affordable housing. A legal mechanism is expected to secure infrastructure for education and necessary transport requirements.

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

The site lies just outside the Leith Conservation Area. Sufficient information will need to be submitted to enable an assessment of the visual effect of the proposals on the setting of the conservation area.

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.

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. 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. 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. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Archaeology Statement;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Tree Survey;
- Landscaping details;
- Sustainability Statement; and

- Noise Impact Assessment.

The 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.

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

Financial impact

4.1 The forthcoming application may 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

The Proposal of Application Notice (reference: 16/00194/PAN) outlined a public exhibition held on 10 February 2016 at Leith Library. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report. Leith Central Community Council, Leith Neighbourhood Partnership and councillors Blacklock, Donaldson, Gardner and Ritchie were notified of the proposals.

8.2 Publicity summary of representations and Community Council comments

None.

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](#)

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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



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