

# Development Management Sub Committee

**Wednesday 13 April 2016**

**Report for forthcoming application by**

**Teague Homes (UK) Ltd. for Proposal of Application Notice**

**16/00540/PAN**

**At Former, 9 - 21 Salamander Place, Edinburgh**

**Residential and commercial development, open space and all ancillary development.**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	A13 - Leith

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a residential and commercial development, open space and all ancillary development at 9 - 21 Salamander Place, 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 on 4 February 2016 (reference: 16/000540/PAN).

## Links

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

## **Recommendations**

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

## **Background**

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### **2.1 Site description**

The site relates to the former White and Mackay bottling plant. It extends to 6.46 hectares plus the allotments and the cricket pavilion which are within the ownership of the Council. The site has been cleared with the exception of the north boundary wall. The only notable feature currently remaining within the site is a red brick Victorian sewer chimney. The alignment of the existing sewer is a constraint upon development.

To the south of the site are B listed tenement blocks on Links Gardens and a mixture of mews style, residential and light industrial buildings. There is also the St. Mary's Roman Catholic Primary School, allotment gardens and the Leith Franklin Academical Cricket Club.

To the north are a mix of storage and distribution warehouses and small industrial units. There is also an existing scrapyards adjacent to the site and next to where the affordable housing has been delivered on Salamander Street.

To the west is a refurbished B listed office building on the corner of Salamander Place and Links Place. There are also new 4 - 6 storey flats opposite the site on Fox Street and Poplar Lane, and on the corner of Salamander Place and Salamander Street.

This application site is partly located within the Leith Conservation Area.

### **2.2 Site History**

The site benefits from detailed planning permission for mixed use development with 780 residential units, class 4, open spaces, formation of new roads/access, car and cycle parking and landscaping (as amended to exclude land for future community fire station) (07/03238/FUL). This permission has been partly implemented through the development of an element of affordable housing on the North West most section of the application site. The completed element forms one side of Sailmaker Road.

## **Main report**

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

The development will comprise residential and commercial development, open space and all ancillary development. It is anticipated that the application will come forward as a Planning Permission in Principle for the whole site.

### **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 Second Proposed Local Development Plan (LDP) promotes the site as development opportunity EW 1c including new green space GS3.

Development Principles

Proposals should provide for:

- (west) the key streets and frontages set out in the approved development brief.
- implementation of the park extension.
- (east) the key streets and frontages identified in the above brief.
- streetscape improvements along Salamander Street.
- the design of new housing to mitigate any significant adverse impacts on residential amenity from existing or new general industrial development.

Second Proposed Local Development Plan (LDP) 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 Salamander Place Development Brief (April 2007) sets out development principles and the requirement for additional green space within this site. The additional green space, and potential reconfiguration of the allotments, will be considered in the context of the Leith Links Seaward Expansion Study (2008).

**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 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 Salamander Place Development Brief including the provision of a mix of house types. 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 Second Proposed Local Development Plan (LDP) and Designing Streets. Consideration will be given to the wider cumulative impact on local road traffic flows and accessibility by public transport. It is considered that pedestrian safety will be an important issue, particularly in relation to the adjoining school. The opportunities to provide pedestrian/cycle linkage to Leith Links should also be considered. The application will be supported by Transport information.

**d) Impact on education infrastructure can be addressed;**

The proposal will need to be considered within the context of the Second Proposed LDP Action Programme and the Council's Developer Contributions and Affordable Housing Guidance.

### **e) 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. The relationship to the adjoining land uses will require careful consideration. In order to support the application, the following documents will be required:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Land and Visual Impact Assessment;
- Ground Conditions Report;
- Flood Risk Assessment and Surface Water Management Plan/SUDS;
- Air Quality Impact Assessment; and
- Archaeological Evaluation.

This is not an exhaustive list and additional information may be required through the preapplication process.

### **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**

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**4.1** The forthcoming application may 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 level of 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 Pre-Application Process

The proposal was presented to the Edinburgh Urban Design Panel on 24 February 2016. The Panel's views will be contained within the report on the subsequent planning application.

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

The Proposal of Application Notice, received on 4 February 2016, (reference 16/00540/PAN) outlined that a public event is to be held on 22 March 2016 at South Leith Parish Church Halls. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report (PAC).

## 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](#)
- [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

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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.

## Location Plan

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