

Development Management Sub Committee

10.00am **Wednesday 20 September 2017**

**Application for Planning Permission 17/02839/FUL
At Land 120 Metres South Of 20, West Shore Road,
Edinburgh
Erection of 11 temporary nesthouses and a temporary
community hub building which incorporates kitchen, dining
and lounge facilities in support of nesthouses, together with
associated landscaping.**

Item number

Report number

Wards

B04 - Forth

Summary

The proposal will provide a temporary community of modular housing for up to 20 homeless people with the aim of supporting these people into permanent housing and employment. This represents an acceptable "meanwhile" use of a site identified for housing led mixed use as part of a strategic regeneration area. The principle of the use accords with the Edinburgh Local Development Plan.

The development will not be detrimental to the setting of any listed buildings and has no impact on neighbouring amenity. It will enhance local biodiversity and provide suitable footpath and cyclepath connections. Access and car parking are acceptable and the scale, design and layout are appropriate given the purpose and temporary nature of the use.

It is recommended that temporary planning permission is granted for a period of five years.

Links

[Policies and guidance for this application](#)

LEN03, LDES03, LDES06, LDES07, LTRA03, LTRA09, LDEL03, NSGD02,

Report

Application for Planning Permission 17/02839/FUL At Land 120 Metres South Of 20, West Shore Road, Edinburgh Erection of 11 temporary nesthouses and a temporary community hub building which incorporates kitchen, dining and lounge facilities in support of nesthouses, together with associated landscaping.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is approximately 0.58 hectares and is roughly square shaped.

The site is bounded on the east by trees and a footpath which connects Waterfront Avenue with West Shore Road and Caroline Park House walled garden beyond. To the south is vegetation, then vacant land and the Centrica Scottish Gas building beyond. The former gasometer lies to the south west. A new link road forms the western edge of the site. A sub-station and rough vegetation lies to the north of the site beyond which is West Shore Road.

The site slopes gently towards the north. It is currently overgrown and there is a footpath/ cycleway traversing the site from the north west corner to the south east, linking West Shore Road with Waterfront Avenue. This footpath is not a Right of Way.

2.2 Site History

26 August 2005 - Planning application minded to grant but then withdrawn for mixed use development including residential, commercial and leisure uses, transport infrastructure and open space (application number 03/04585/OUT).

6 January 2014 - Planning application minded to grant but then withdrawn for the erection of 37 residential units, including formation of new access road from West Shore Road, associated landscaping and car parking (application number 03/04599/FUL).

History of nearby site

29 October 2004 - Planning permission granted for formation of new link road and access to North Shore (03/04606/FUL).

15 January 2016 - Planning application minded to grant but then withdrawn for the erection of 17 residential units within the walled garden, form new access with associated landscaping and car parking (application number 03/04595/FUL).

Main report

3.1 Description Of The Proposal

The proposal is for the erection of 11 temporary nesthouses and a temporary community hub building which incorporates kitchen, dining, and lounge facilities. There will be 10 two bed nesthouses, accommodating up to 20 people, plus a further nesthouse for on-site staff. Each nesthouse is 9.18 metres long, 3.6 metres wide and 3.8 metres high. Each resident has their own bedroom space and a centralised lounge, kitchen and toilet area. The nesthouses will be constructed from timber with larch cladding. The gable wall extension is silicon render. The roof profile sheets and flashings are in steel and all window frames are in PVC.

The site will be accessed from the new access road which is taken from West Shore Road. Entry to this new access road will be controlled by an access barrier. The access road will be extended eastwards along the southern edge of the development site to provide access for deliveries to the community hub. This link will also accommodate cyclists and pedestrians fulfilling the role of the path which currently traverses the site. Eight on-street parking spaces for visitors are proposed.

The existing footpath dissecting the site from north west to south east will be designed into the layout for the nesthouses. This footpath is not a right of way. There will be four nest houses sited to the north east of the path and six located to the south west of the path. Each nesthouse will have a small patch of ground to the front forming a managed scrub garden and a wildflower meadow to the rear. There will be a central communal street space with additional raised planters for vegetables. A core path skirts the eastern edge of the site.

The ground material arising from the re-grading of the site will be formed into a bund to the north of the site.

There will be a dedicated hub community building where the residents can meet, eat and socialise. It will also act as a reception, staff offices and site security. The hub building sits on the south west corner of the site overlooking each of the nesthouses. The single storey hub will be clad to match the other modules. There will be raised planters for vegetables and donated trees in containers to the north of the community hub. A single nest house for on-site staff will be located immediately adjacent to the community hub.

The applicant is seeking temporary planning permission for five years.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The principle of the development is acceptable;
- b) The proposals preserve the character and appearance of the setting of the listed building;
- c) The proposed scale, layout and materials are acceptable;
- d) The proposal is detrimental to the amenity of neighbours and safety of occupiers;
- e) The proposal is acceptable in transport terms;
- f) The proposal meets sustainability criteria;
- g) Any equalities or human rights have been addressed;
- h) There are other material planning considerations; and
- i) The representations raised have been addressed.

a) Principle of development

The site forms part of Granton Waterfront, identified in the Edinburgh Local Development Plan (LDP) as a Strategic Development Area, and where major mixed use regeneration is proposed on large areas of former industrial land. The site is located within the Central Development Area (Proposal EW 2b) and development principles are provided in Table 11. LDP policy Del 3 sets out the criteria against which planning permission will be granted for sites within the Edinburgh Waterfront Area.

In the longer term, the site should be developed for permanent housing led mixed use development in accordance with the LDP Development Principles and policy Del 3. The proposal for temporary housing and a community building is an appropriate "meanwhile" use. It complies with Policy Del 3 and a temporary consent for five years does not prejudice the longer term development of the site.

The southern edge of the site overlaps with the boundary of a site identified for a new primary school in the LDP (Proposal SCH4). The temporary consent will not prejudice the delivery of the primary school proposal.

The principle of development on a temporary basis is acceptable.

b) The proposals preserve the character and appearance of the setting of the listed building

Policy Env 3 of the LDP states that development affecting the setting of a listed building will only be permitted if it is not detrimental to the character, appearance or historic interest of the building.

The site is located some 90 metres to the west of Caroline Park House which is a Category A listed building. Given the distance and existing vegetation and the building/structures between the site and Caroline Park House, the proposal will not affect the setting of the Category A Listed Building. The site is bordered on the east by a stone wall which forms part of the Category B listed group relating to the Walled Garden. The Dovecot is incorporated into this stone wall and is part of the Category B listed group. The proposed nest houses are specially designed to blend in with the natural environment. The buildings are less than four metres in height and they are finished in timber. The nesthouses are separated from the listed group by a footpath and vegetation.

The proposal has no detrimental impact on the setting of the listed buildings and complies with LDP Policy Env 3.

c) The proposed scale, layout and materials are acceptable

The proposed layout and design would not accord with relevant LDP design policies or the Edinburgh Design Guidance, if the proposal was for permanent residential development. The purpose and temporary nature of the proposal has been taken into account in the assessment of the layout and design.

Each nesthouse will be sited on its own pitch on either side of the footpath running diagonally through the site. The staff nesthouse is on the southern edge of the site and the community hub is towards the south west corner. The dimensions of each unit is acceptable and the scale of the structures is appropriate within the site. The grass buffer between each unit helps to achieve a feeling of spaciousness. The proposed scale of the development is acceptable.

The layout of the nesthouses addresses the gentle slope of the site downwards towards the north. The layout also takes advantage of the footpath traversing the site. The layout of the proposed development is acceptable.

The proposed materials are acceptable.

Given the purpose and temporary nature of the proposal, the scale, layout and materials are acceptable. The proposal does not prejudice adjoining development or impact on the character of the area.

d) Amenity of neighbours and safety of occupiers

There are no neighbouring properties which would be affected in terms of privacy, daylight and overshadowing impact.

LDP policy Des 3 aims to identify opportunities, through development, to enhance local diversity. The proposals include wildflower meadows, managed scrub gardens and newly formed bunds to the north of the site. This inclusion of biodiversity accords with the Edinburgh Biodiversity Action Plan 2016 -2018 and complies with LDP policy Des 3.

The site is not covered by any nature conservation designation. The ecological survey found no significant ecological interest on site but recognised it as having local ecological value.

Each nesthouse will be heated by a wood burning stove. As Edinburgh is a smoke control area, the applicant will need to ensure that the stoves are exempt appliances in accordance with the Clean Air Act 1993.

Ground conditions relating to potential contaminants will require investigation and evaluation. An appropriate condition should be attached to any planning permission to confirm any remediation requirements.

e) Transport, parking and access

The proposed access is taken off West Shore Road and the new road link. Access to the road link is currently restricted by bollards. Further discussion will be required through the Road Construction Consent process to remove the bollards and enable access. The existing road link runs along the western edge of the site and will be continued eastwards along the southern edge of the site providing access to the community hub for delivery vehicles and for pedestrians and cyclists. The new route will be six metres wide and will be finished in tarmac. The path skirting the eastern edge of the site is a core path. This path will remain in its current state and will continue to provide a link between Waterfront Avenue and West Shore Road. The listed wall and the Dovecot run along the eastern edge of the site beyond the core path. The new road link will have no impact on the Dovecot.

There is sufficient on-street space available on the new road link to accommodate the eight proposed parking spaces.

There is no cycle parking proposed. Due to the nature of the proposal and the fact that it is temporary, this is acceptable. However, should there be a need for cycle storage in the future, there is sufficient space adjacent to the community hub for this to be accommodated.

Parking and access arrangements are acceptable.

Infrastructure

Permanent residential development would normally require developer contributions towards transport, education and healthcare facilities to mitigate the impact of development. The Council's Supplementary Guidance on Developer Contributions and Infrastructure Delivery dated March 2017 does not require contributions towards infrastructure for temporary development. On this basis, no contributions are sought for the proposal.

f) Sustainability

The materials used in the construction of the nesthouses are sustainable.

g) Equalities and human rights impacts

This application was assessed in terms of equalities and human rights. No adverse impacts were identified. An Equality and Rights Impact Assessment Summary is available to view on the Planning and Building Standards Online Services.

h) Other material considerations

Waste Services are satisfied with the arrangements for waste collection.

Flooding and Surface Water Management matters have still to be agreed. A condition is attached requiring this information to be approved prior to work starting on site.

The City Archaeologist has no objections to the proposal but recommends that a condition is attached seeking a programme of archaeological work.

i) Matters raised in representations

A total of eight representations were received. Five were objections, one in support and two neither objecting nor in support. Points raised are as follows:-

Material Representations - Objection

- The proposal is contrary to policy. Addressed in 3.3 (a), (b), (c), and (d);
- The development plan states that the site should be retained as amenity space and public use. This is incorrect. The site is identified for housing led mixed use in the LDP;
- New access road will affect the Dovecot. Addressed in 3.3 (e);
- Wild orchids on either side of the path which leads to West Shore Road will be destroyed. Addressed in 3.3 (d);
- Wood burning stoves will cause immediate harmful air pollution. Addressed in 3.3 (d);
- Ground contaminates are a serious issue. Addressed in 3.3 (d);
- Pedestrian short-cut from Caroline Park Avenue to West Shore Road would be lost. Addressed in 3.3 (e);
- Proposals are lame in content and overall vision. Addressed in 3.3 (c);
- Not suitable location for homeless people. The site is located only 700 metres from the local centre on Waterfront Avenue;
- -No pre-application meeting has taken place with local community. This is a local application and no pre-application engagement is required;
- Re-alignment of Right of Way shows scant regard for historic context. Addressed in 3.3 (e);
- An EIA should be requested as the site is adjacent to an SSSI on the shore. An Environmental Impact Assessment is not required for this proposal. A screening opinion has been completed for the site and it is concluded that the proposal will not have any significant environmental effect on the surrounding area.

Material Representations - Support

- Development will play an important role in supporting and improving skills of homeless people;
- Proposed bund is excellent opportunity for informative interpretation of local history.

Material Representations - Neutral

- The new path should be hard-surfaced to allow all year use. The new path along the southern edge of the site will be tarmac;
- Pedestrians and cyclists should have a protected facility along the southern edge of the site to avoid vehicle conflicts. Vehicular traffic on this path will be minimal;
- The south-west corner of the site should be more appropriately designed and landscaped to avoid a harshly-angled turn, to allow a curved trajectory for all cycles. There is sufficient turning space for cycles at this corner;
- The community hub should provide sheffield cycle parking stands for visitors and staff and residents should also be provided with enclosed, secure cycle storage. Cycle storage is not required for this facility;
- The cycle link should remain open at all times. The cycle link will remain open;
- Retain as much existing vegetation as possible. The site has local ecological value and this will be retained as much as possible;
- The footway along the south side of West Shore Road is available for east-west use and not obstructed. This footway is not part of the planning application.
- The path links are suitably lit to provide security for users of the path from existing community and by new residents. The cycle /footpath currently traversing the site is not lit.

Non-Material Representations

- There are legal burdens affecting development site;
- Services for Caroline Park House which exist below ground at the development site must be protected;
- Homeless problem needs action at both national and local level.

Conclusion

The proposal will provide a temporary community of modular housing for up to 20 homeless people with the aim of supporting these people into permanent housing and employment. This represents an acceptable "meanwhile" use of a site identified for housing led mixed use as part of a strategic regeneration area. The principle of the use accords with the Edinburgh Local Development Plan.

The development will not be detrimental to the setting of any listed buildings and has no impact on neighbouring amenity. It will enhance local biodiversity and provide suitable footpath and cyclepath connections. Access and car parking are acceptable and the scale, design and layout are appropriate given the purpose and temporary nature of the use.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Permission is granted for a limited period of 5 years from the date of this consent. The structures included within the development hereby approved shall be removed prior to or on the date of expiry of the limited period of consent.
2. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
4. No development shall commence until a flood risk assessment and surface water management plan have been agreed by the Council as Planning Authority.

Reasons:-

1. Due to the temporary nature of the proposed development.
2. In order to ensure the most efficient and effective rehabilitation of the site.
3. In order to safeguard the interests of archaeological heritage.
4. In order to minimise the risk of flooding.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. Interpretation boards relating to the archaeology / history of Granton Castle Walled Garden being undertaken by the Friends of Granton Walled Garden should be re-erected near the site in consultation with the Friends group.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications relating to this proposal.

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 The equalities impact has been assessed as follows:

The application has no impacts in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the requirements of the Edinburgh Standards for Sustainable Buildings.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Eight representations were received. These are addressed in section 3.3 of the report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

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

**Statutory Development
Plan Provision**

The site is within the Urban Area of the adopted Edinburgh Local Development Plan.

It is located within the Central Development Area (EW 2b) of the Waterfront Development Area as highlighted in the LDP.

Date registered

21 June 2017

Drawing numbers/Scheme

01, 02, 03B, 04, 05, 06, 07, 08,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 9 (Cycle and Footpath Network) prevents development which would prevent implementation of, prejudice or obstruct the current or potential cycle and footpath network.

LDP Policy Del 3 (Edinburgh Waterfront) sets criteria for assessing development in Granton Waterfront and Leith Waterfront.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Appendix 1

Application for Planning Permission 17/02839/FUL At Land 120 Metres South Of 20, West Shore Road, Edinburgh Erection of 11 temporary nesthouses and a temporary community hub building which incorporates kitchen, dining and lounge facilities in support of nesthouses, together with associated landscaping.

Consultations

Archaeology response – dated 5 July 2017

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the erection of 11 temporary nesthouses and a temporary community hub building which incorporates kitchen, dining and lounge facilities in support of nesthouses, together with associated landscaping

Although the site will predominantly be confined to the site of the 1920/30's in filled quarry development around its periphery, in particular to the east and south, may impact upon areas containing original ground surfaces. Accordingly this application must be considered under terms of the following Scottish Government policies Scottish Planning Policy (SPP), PAN2/2011 and CEC's Edinburgh Local Development Plan (2016) Policy ENV9.

Although the development of the majority of this site is considered to have no archaeological impacts, as discussed above the sites eastern and southern peripheries may contain remains of the former medieval Granton castle. Accordingly works in these areas are considered to have a potentially significant but low impact. It is therefore recommended that a programme of archaeological works is undertaken prior to/during development in these areas. This is in order to record this historic cottage affected by these works and to fully excavate, record and analysis any significant buried remains affected.

It is recommended that the following condition be attached to consent to ensure that this programme of archaeological work is undertaken:.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

In addition, the proposals may affect a scheme of archaeological/historic interpretation relating to Granton Castle and Wall Garden being undertaken by the Friends of Granton Walled Garden. In particular it may affect two interpretation boards to be located at either end of the current public right of way. As such it is recommended that such boards be re-erected in consultation with the Friends group.

Environmental Protection response – dated 12 July 2017

The site is an area of land on the north site of the Forth Quarter development and close to the former gasometer. It is accessed from West Shore Road. The site is bounded to the east by the Caroline Park walled garden with industrial uses to the north and west. The site is currently overgrown vacant land.

The proposal is for 11 “Nesthouses”, (10 for Community Members, 1 for staff staying over) designed and built especially for this purpose, which provides accommodation for two people with a shared community hub for eating and socialising.

The plan shows that each unit will be heated by a wood burning stove. As Edinburgh is a smoke control area the applicant will need to ensure that the stoves are exempt appliances in accordance with the Clean Air Act.

Ground conditions relating to potential contaminants in, on or under the soil as affecting the site will require investigation and evaluation, in line with current technical guidance such that the site is (or can be made) suitable for its intended new use/s. Any remediation requirements require to be approved by the Planning & Building Standards service. The investigation, characterisation and remediation of land can normally be addressed through attachment of appropriate conditions to a planning consent (except where it is inappropriate to do so, for example where remediation of severe contamination might not be achievable)

There are a number of potential noise issues that may impact the site. However due to its temporary nature this is not something that Environmental Protection will need assessed. A condition restricting the temporary use period will need to be attached to any consent.

Environmental Protection offers no objections to this proposed development subject to the following conditions;

i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

Informative

Any wood burning stoves installed as part of this development shall be approved appliances, a full list of appliance can found on DEFRA's website.

Economic Development response – dated 11 July 17

The following are comments from the City of Edinburgh Council's Economic Development service relating to planning application 17/02839/FUL for the temporary development of 11 residential units and a 135 sqm community hub building on land 120m south of 20 West Shore Road, Edinburgh.

Edinburgh's economic strategy, "A Strategy for Jobs 2012-17" aims to achieve sustainable economic growth through supporting the creation and safeguarding of jobs in Edinburgh. A key element of delivering jobs-driven economic growth is the provision of an adequate supply of workplaces.

Commentary on existing use

The application relates to 0.57 hectares of land bounded by the Walled Garden of the former Granton Castle to the east; woodland to the south; a disused access road to the west; a disused electricity substation to the northwest; and woodland to the northeast. The site in question is currently vacant and has lain vacant since the demolition of Granton Castle in 1928. A public right of way runs across the site, linking West Shore Road with Caroline Park Avenue.

Commentary on proposed use/uses

The site is designated by the adopted Local Development Plan for Edinburgh as part of the Central Development Area of the Granton Waterfront. This area is allocated by the LDP for housing-led mixed use development.

Houses

The development as proposed would deliver 11 residential units ("nesthouses"). These would be prefabricated units each providing accommodation for two people. The applicant has stated that 10 of the units will be offered to homeless people with the remaining unit used for staff accommodation.

It is noted that the units have a gross external area of 28 sqm, compared to the gross internal area of 36 sqm for a studio flat specified by the Edinburgh Design Guidance. However, it is also noted that the proposed community hub would include communal facilities such as a kitchen and lounge. It may therefore be more relevant to consider the units as bedrooms within a residential institution rather than standalone residential units.

As a result of the primarily residential function these units would be not expected to directly support any economic activity; although expenditure in the local area by the residents and staff members could potentially support some additional economic activity this is expected to be negligible.

Communal Hub

The development as proposed would deliver a 135 sqm community hub. This would include kitchen, dining and lounge facilities. Information provided by the applicant suggests that the development could be expected to directly support the equivalent of eight full-time jobs in the form of on-site staff (based on two staff members being on site 24 hours a day, seven days a week).

Sundry

The development proposes that the access road be blocked with a barrier or gate. It is noted that there are development proposals for the land immediately to the south and west of the access road and it is reasonable to assume that the access road may be required for use by works vehicles over the lifespan of the project. It is therefore recommended that appropriate measures be put in place to ensure that access to the access road can be gained at short notice if required.

It is noted that the proposed rerouted public right of way incorporates two blind 90° turns which may not be suitable for cyclists.

Information provided by the applicant indicates that the development is intended to help improve the lives of the homeless people living in the development via a mix of work placements; training; healthy living; voluntary work; and socialisation. The development is proposed to be in place for four years, with a new cohort of homeless people every 12 to 15 months. This suggests that the development could be expected to support approximately 80 to 100 homeless people over its five-year lifespan. The benefits of this are challenging to quantify but would clearly be positive.

SUMMARY RESPONSE TO CONSULTATION

The site in question is currently vacant and therefore does not support any economic activity. The development as proposed could be expected to support a modest number of new jobs via direct on-site employment and jobs supported by expenditure in the local area by residents and staff. The development could also be expected to provide support to approximately 60 to 80 homeless people over its five-year lifespan.

It is suggested that safeguards be put in place to ensure that the proposed development does not preclude the use of the access road to the west of the site to access the development land to the west and south of the access road. It is noted that the proposed rerouted public right of way incorporates two blind 90° turns which may not be suitable for cyclists.

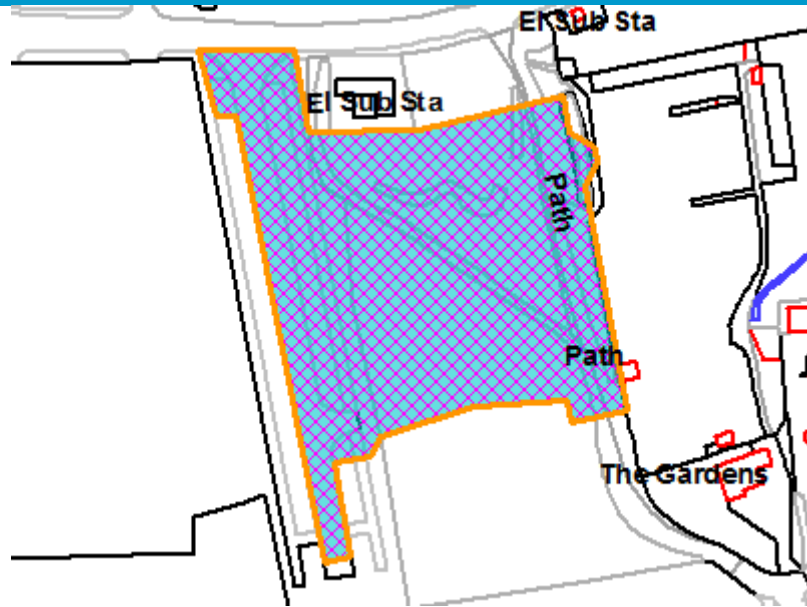
Transport response – dated 16 August 2017

No objections to the application.

Note:

- a. Development in this area is normally expected to make financial contribution to the North Edinburgh Transport Contribution Zone as set out in Supplementary Guidance Developer Contributions & Infrastructure Delivery dated March 2017. For 11 residential units this would be £14,804.90 (£1,345.90 per unit). However, given the nature of the proposed development and that it is proposed to be temporary, it is unlikely that it will generate travel demands requiring infrastructure interventions. It is therefore proposed that a contribution is not sought;
- b. There is sufficient on-street space available to accommodate any car traffic generated by the site;
- c. The applicant should note that the existing access, built by Waterfront Edinburgh under Road Construction Consent (Ref. ED/05/0029) has not yet been formally opened as a 'road' under the meaning of the Roads (Scotland) Act 1984 and is currently physically closed. Further discussion will be required to agree opening of this access.

Location Plan



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