

Development Management Sub Committee

Wednesday 13 December 2017

Report for forthcoming application by

S1 Developments Ltd. for Proposal of Application Notice

17/04708/PAN

**At Land 120 Metres South East Of 98, Ocean Drive,
Edinburgh**

Residential development with the potential for some ground floor commercial space and the construction of a new quay wall extension.

Item number	9.1
Report number	
Wards	B13 - Leith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for proposed residential development with potential ground floor commercial space and the construction of a new quay wall extension at land 120 metres south east of 98 Ocean Drive, 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 (PAN) on 6 October 2017 (17/04708/PAN).

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

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 site covers an area of 1.05 hectares and is located on the north east side of Ocean Drive, south of the Albert Dock Basin. The site is currently vacant but was previously part of the working dock area.

Surrounding land uses include residential, retail, commercial and port related uses. There is a nine storey office development to the west of the site (facing Ocean Terminal) and the office of the Scottish Executive lies to the south beyond Victoria Dock.

Ocean Drive, which defines the south boundary, is identified for a Tram Line and the northern perimeter of the site is identified as a safeguarded footpath/cycle route.

2.2 Site History

21 April 2011 - A planning application for the development of 407 flats (8-18 storeys) with a separate cafe and related open space, access and parking including the demolition of existing jetty and associated land reclamation works (as amended) was submitted in 2006 but not determined. It was withdrawn because it had been inactive for a substantial period of time (application reference 06/01452/FUL).

Main report

3.1 Description Of The Proposal

The applicant proposes to submit a planning application for residential development with ground floor commercial space and an extension to the quay wall at Ocean Drive, Leith Edinburgh.

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 proposal is located within Central Leith Waterfront and is identified as an area suitable for housing led mixed use development in the Edinburgh Local Development Plan November 2016 (LDP) (Proposal Reference EW1b).

The northern boundary is safeguarded in the LDP for a cycle/footpath route (policy Tra9) and Ocean Drive bounds the site to the south west which is identified for the tram line (Proposal T1).

The site is also identified within the Leith Docks Development Framework (2005) which advises that the site has potential for 5 to 16 residential storeys. The Leith Docks Development Framework is currently under review.

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 applicant will be required to submit a Design & Access Statement with the application. At this stage, final design details are yet to be submitted by applicant.

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

The proposal should have regard to transport policy in the LDP and Designing Streets. Provision will need to be made for a pedestrian link between Ocean Drive and the Waterfront Promenade.

Transport information will be required to support the application.

d) 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. In order to support the application, the following documents are likely to be submitted:

- Planning Statement;
- Design & Access Statement;
- Pre-Application Consultation (PAC) Report;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Air Quality Assessment;
- Acoustic Report; and
- Transport and Parking Statement.

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

Pre-application discussions took place on this application.

The proposals were presented to the Edinburgh Urban Design Panel on 25 October 2017.

8.2 Publicity summary of representations and Community Council comments

A public exhibition took place on 31st October 2017 between 12pm and 7pm at Ocean Terminal, Ocean Drive, Leith. Details of the event were published in the Edinburgh Evening News on 24 October 2017.

Leith Harbour and Newhaven Community Council, Leith Neighbourhood Partnership and relevant MPs, MSPs and Local Councillors have been notified of the proposal.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

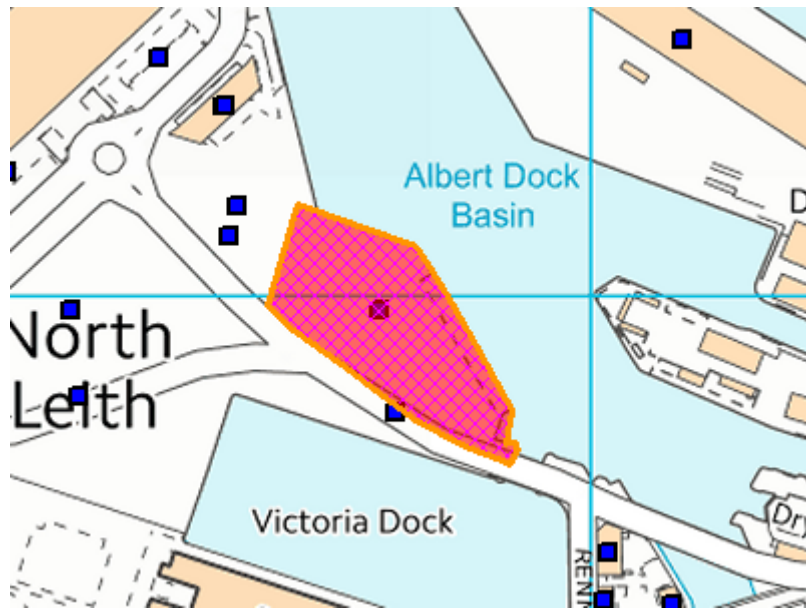
Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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