

Development Management Sub Committee

Wednesday 25 April 2018

Report for forthcoming application by

Drum (Steads Place) Ltd. for Proposal of Application Notice

18/01015/PAN

**At 156, 158B, 160 And 162 Leith Walk, Edinburgh, EH6 5DX
Demolition of existing buildings and erection of a mixed use
development including affordable housing (flats), post
graduate student accommodation, hotel (Class 7), restaurant
(Class 3), space for potential community (Class 10 & 11),
retail (Class 1), public house or commercial uses (Class 2 &
4). Includes associated infrastructure, landscaping and car
parking.**

Item number	4.14
Report number	
Wards	B12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the demolition of existing buildings and erection of a mixed use development including affordable housing (flats), post graduate student accommodation, hotel (Class 7), restaurant (Class 3), space for potential community (Class 10 & 11), retail (Class 1), public house or commercial uses (Class 2 & 4). This includes associated infrastructure, landscaping and car parking at Leith Walk / Stead's Place.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of Application Notice on 6 March 2018 (18/01015/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 approximately 1.3 hectares. It consists of a two-storey red sandstone building on Leith Walk which contains a number of shop units in various uses. At the rear of the site there are a number of larger industrial style units that are also in a variety of uses. On a western part of the site there are some existing trees.

The northern boundary is created by the former railway abutment, arches and embankment. Business and industrial uses are further north. To the south is a modern flatted development rising up to six storeys. To the west is a recently completed housing development and Pilrig Park. There is an informal link through the site to the park.

To the east, on the adjacent side of Leith Walk, are a number of buildings with various commercial uses on the ground floor and residential use mostly on the upper floors. Stone is the predominant material on the frontages. Heights range from one storey to four and a half storey.

Vehicular access is from the entrance to Steads Place from Leith Walk at the south of the site.

This application site is located within the Leith Conservation Area.

2.2 Site History

The shop units along the Leith Walk frontage have been subject to a number of applications for alterations and changes of use over the years.

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for the demolition of existing buildings and erection of a mixed use development including affordable housing (flats), post graduate student accommodation, hotel (Class 7), restaurant (Class 3), space for potential community (Class 10 & 11), retail (Class 1), public house or commercial uses (Class 2 & 4). This includes associated infrastructure, landscaping and car parking at Leith Walk / Stead's Place.

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 located within the urban area and the proposals should comply with the relevant Local Development Plan (LDP) policies.

LDP Policy Emp 9 Employment Sites and Premises states that such redevelopment proposals should include floorspace designed for a range of business users on sites over one hectare that are currently in or last in employment use.

LDP Policy Hou 8 Student Accommodation sets the approach to student housing, with the non-statutory Student Housing Guidance providing further locational criteria.

The buildings along Leith Walk are within the town centre, where the Leith Town Centre Supplementary Guidance applies. This states that Class 1 (Shops), Class 2 (Financial, professional and other services), Class 3 (Food and drink) or an appropriate commercial or community uses will be generally acceptable at this location.

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

The proposal will be considered against the provisions of the LDP, Edinburgh Design Guidance and the Stead's Place/Jane Street Development Brief.

Information will be required to justify the demolition of the unlisted building along Leith Walk (conservation area consent will be required). Any proposed replacement buildings will need to adequately consider the character and appearance of the conservation area.

A Design and Access Statement will be provided with the application.

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

The proposal should have regard to the transport policy of the LDP and Designing Streets.

Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

d) there are any other environmental factors that require consideration;

The application will need to be screened for an Environmental Impact Assessment (EIA) including the cumulative impact of the proposals. 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. It is anticipated that the following documents will be submitted:

- Pre-application consultation report;

- Design and Access Statement;
- Conservation Area Assessment;
- Planning Statement;
- Transport information;
- Economic Impact information;
- Daylighting and Sunlight Analysis;
- Flood Risk Assessment and Surface Water Management Plan;
- Phase 1 Habitat Survey;
- Tree Survey;
- Noise Impact Assessment; and
- Sustainability 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.

8.2 Publicity summary of representations and Community Council comments

The public exhibitions on 23 and 24 March 2018 have taken place. Further events are proposed on 4 and 5 May 2018 in the Out of the Blue Drill Hall, Dalmeny Street. Events are also to be arranged with the relevant community councils.

Also notified of the proposals were the local and neighbouring ward councillors, MPs, MSPs and Leith Central, Leith Links and Leith Harbour and Newhaven Community Councils.

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](#)

David R. Leslie

Chief Planning Officer

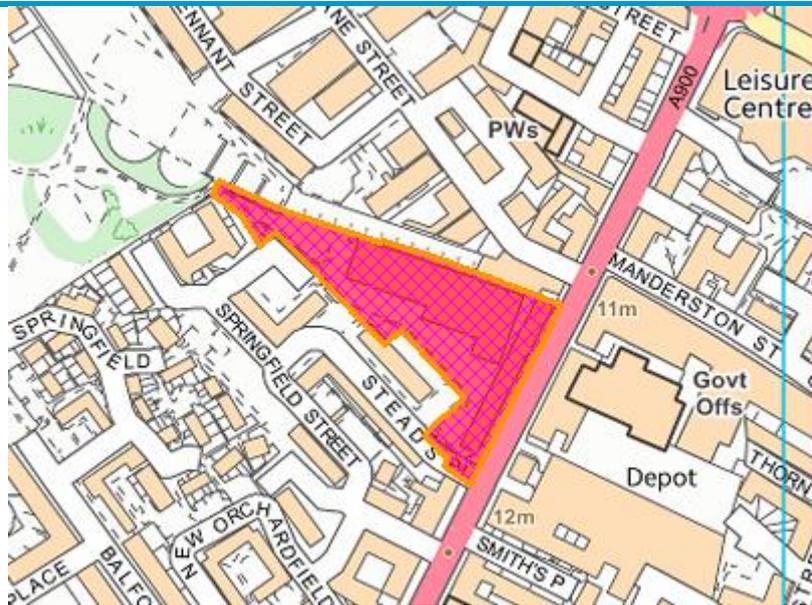
PLACE

The City of Edinburgh Council

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Location Plan



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