

Development Management Sub Committee

Wednesday 23 May 2018

Report for forthcoming application by

BDW Trading Ltd. for Proposal of Application Notice

18/01154/PAN

At 1 Bath Road, Edinburgh, EH6 7BB

Proposed residential development with commercial units and associated landscape, drainage, roads and infrastructure.

Item number	4.1
Report number	
Wards	B13 - Leith

Summary

The purpose of this report is to inform Development Management Sub-Committee of a forthcoming detailed application for residential development with commercial units and associated landscaping, drainage, roads and infrastructure at 1, Bath Road in Leith.

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 9 March 2018 (18/01154/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 is 1.42 hectares, rectangular in shape and is located on the north side of Salamander Street where it joins Baltic Street. Bath Road forms the eastern edge of the site. The site is currently used by Keyline Civils and Drainage builders merchant and accommodates three buildings. Two main warehouses sit to the south of the site and a single outbuilding sits at the north west corner. None of the buildings are listed.

Beyond Baltic Street / Salamander Street to the south of the site, the land is primarily residential use with commercial units on the ground floor. To the east, there is a five storey primarily residential tenement with industrial/warehousing adjacent. To the north of the site is Forth Ports land which has been cleared of buildings. To the west of the site are industrial buildings. A high stone wall forms the southern boundary and part of the eastern boundary of the site.

A strip of land at the western edge of the site is located within the Leith Conservation Area.

2.2 Site History

29 December 2016 - Partial demolition of structurally unsafe boundary wall and subsequent re-instatement. (Application reference 16/05506/LBC) - listed building consent granted.

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for residential development with commercial units and associated landscaping, drainage, roads and infrastructure. No details have been submitted of number of units, type of housing, access or design.

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 Central Leith Waterfront area as defined in the Edinburgh Local Development Plan (LDP). There are development principles which guide any future development in this area. The principles state that any proposed housing development will be expected to be designed to mitigate any significant adverse impacts to residential amenity from existing or new general industrial development.

b) The design, scale and layout are acceptable within the character of the area and wider regeneration;

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance.

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 proposals should have regard to the Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance. Transport information will be required to support the application to assess the effect of the proposal on local roads and the accessibility of the site.

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

The applicant will be required to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity.

The proposal will be assessed in line with the consultation draft supplementary guidance on Developer Contributions on Infrastructure Delivery and the relevant Development Plan provisions. An affordable housing contribution will be required as the total number of units is likely to exceed 12. The provision of affordable housing should reflect the mix of units and be tenure blind.

The site is a former glassworks dating back to mid 18th Century. Preservation of the site's industrial heritage is a key archaeological concern and an archaeological assessment must be submitted.

The western edge of the site is bounded by listed buildings. The impact of the proposal on the setting of these buildings will be considered.

A high stone wall forms the southern boundary and part of the eastern boundary of the site. Further investigation has revealed that the wall is not listed.

The site is located within the Salamander Street Air Quality Management Area and an air quality assessment will be required.

There are a number of potential noise sources within the vicinity of the site (eg public house, scrap metal yard, port related activity). An acoustic survey must be submitted to address all these noise sources.

In order to support the application, the applicant will likely be required to submit the following documents:

- Planning Statement;
- Design and Access Statement;
- Pre-application Consultation Report;
- Site Investigation Report;
- Transport Information;
- Flood Risk assessment and Surface Water Management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Swept Path Analysis;
- Floodlighting Study;
- Ecological surveys; 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

One public exhibition will take place at Leith Public Library, Ferry Road, on Wednesday 9 May 2018 from 3pm to 7pm.

Leith Harbour and Newhaven Community Council and Newhaven Community Council, Leith Neighbourhood Partnership and the three ward 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](#)

David R. Leslie

Chief Planning Officer

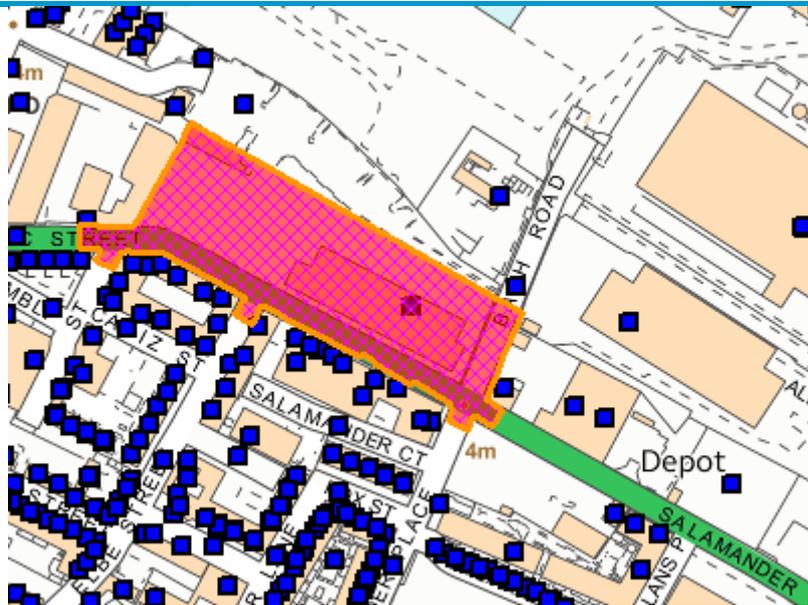
PLACE

The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer

E-mail:lesley.porteous@edinburgh.gov.uk Tel:0131 529 3203

Location Plan



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