

**Application by City of Edinburgh Council
05/01522/CEC**

at

368 Leith Walk

Edinburgh

EH7 4PE

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/01522/CEC, submitted by The City of Edinburgh Council. The application is for: **Place communal domestic refuse containers**

It is recommended that this application be **APPROVED**.

2 The Site and the Proposal

Site description

The proposal is sited on the pavement, not far from the pedestrian crossing on Pilrig Street, and close to a pair of telephone kiosks. Other large commercial bins also stand in this area. These have never received formal planning consent but have stood here for several years now.

The buildings behind contain flats at upper level, that to the south (Scotmid) having a projecting shopfront over the former front garden of the Georgian tenement which still sits well set back from the frontage. A tall Victorian building sits on the heel of the pavement. Attached to the north side of this is a second Georgian tenement, this one intact in terms of its frontage, and listed

category B. The latter building has a curved corner feature, as it turns the corner onto Pilrig Street.

The site lies in the extended section of the Leith Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes a 2400 litre communal bin on a public pavement, to replace a small group of individual containers currently placed just to the north, near the pedestrian crossing on Pilrig Street.

It will stand on a section of pavement between shop frontages, opposite an entrance to upper flats. The customised safety barrier on the road edge is adapted to create a gap giving vehicle access from the road side. It will lie close to two telephone boxes.

The application originally indicated two slightly smaller containers, which were to be located slightly further north, closer to the pedestrian crossing.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are

- Do the proposals preserve or enhance the character and appearance of the conservation area? If they do not, there is a presumption against the granting of permission.
- 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?

ASSESSMENT

In order to determine this application the Committee should consider

- a) The effect of the proposal on the character and appearance of the conservation area
- b) The effect on residential amenity in the area
- c) Pedestrian and road user safety issues

a) Conservation Area Character Statement

The Leith Conservation Area covers the extent of the historic town, including the Madeira Area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh City Centre. The character of the Conservation Area derives from Leith's history both as a port and as an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survive, particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninians Manse (both early 17th Century); although many more recent buildings have been built, and present street pattern of The Shore closely follows that of the historic town.

The Inner Harbour of the water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The Conservation Area also covers the older parts of Leith Docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street; stone garden walls are a feature of this area. North Leith Parish Church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It characterised mainly by Victorian tenements and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.

Building types within the Conservation Area vary but are traditionally of stone with slate roofs; however more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at

Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.

Consent is required due to the Article 4 Direction which has only recently been extended to this section of the Leith Conservation Area.

Since the proposed bin is replacing a group of existing bins (sited prior to the need for consent) the net change is minimal, although the overall volume of provision will increase. The effect on the character and appearance of the conservation area is both insignificant and acceptable.

The area will be slightly less cluttered after the proposal than it is currently.

Similar approved bins exist in many locations along Leith Walk and on its side streets.

The bin is sufficiently distant from the nearest listed building as to be screened by other buildings, and does not affect the setting of a listed building.

b) The bins are in front of commercial properties and the only ground floor residential properties nearby are such that the bin will not be visible from any apartment within. There is no measurable effect on residential amenity.

c) The proposed bins will narrow the available footpath over a localised area. The pavement is wider than 4m in this area, and operational widths will be maintained. A standard Safety Audit was conducted on the location of the bins and found satisfactory. Transport made no comment on the application.

Issues relating to servicing of the bins is no different from the existing situation.

It is recommended that the Committee approves the application subject to it being referred as a Notice of Intention to Develop to Scottish Ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	19 - Broughton
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Leith Conservation Area/Secondary Retail Frontage
Date registered	18 May 2005
Drawing numbers/ Scheme	1,3,4 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Application by City of Edinburgh Council
Application Address: 368 Leith Walk
Edinburgh
EH7 4PE

Proposal: Place communal domestic refuse containers
Reference No: 05/01522/CEC

Consultations, Representations and Planning Policy

Consultations

Transport

No response

Representations

The application was advertised on 3 June 2005.

Pilrig Residents Association wrote in objection as the sole representation. Reasons for objection/ comments were

1. Poor drawings/ inaccurate location plan (adjacent features on footpath not illustrated)
2. Lack of "joined up thinking" in relation to other works
3. Visually prominent
4. Too close to other street furniture and commercial bins/ cluttered
5. Detrimental to conservation area
6. Logistical problems of servicing the bins is not addressed
7. Appears to be an overprovision in relation to that existing (suggest making twice as many collections instead)
8. Existing bins should be retained within the curtilage of Pilrig Place.

Neighbours were renotified of the revised siting on 20th January 2006. No further comments were received.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site lies adjacent to a Secondary Retail Frontage in the Leith Conservation Area as shown in the NEELP.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Application Type Application by City of Edinburgh Council
Application Address: 368 Leith Walk
Edinburgh
EH7 4PE

Proposal: Place communal domestic refuse containers
Reference No: 05/01522/CEC

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **APPROVED**.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

