

# Development Management Sub Committee

**Wednesday 24 October 2018**

**Report for forthcoming application by**

**Sundial Properties. for Proposal of Application Notice**

**18/07468/PAN**

**At 1 - 5 Baltic Street, Edinburgh, EH6 7BR**

**Mixed Use Commercial (classes 1, 2, 3 and 4) and**

**Residential development including the restoration and re-use of listed buildings.**

<b>Item number</b>	4.1
<b>Report number</b>	
<b>Wards</b>	B13 - Leith

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for a mixed use development comprising commercial use (classes 1, 2, 3 and 4) and residential (flats) development including the restoration and re-use of listed buildings with associated access roads, landscaping, public realm and car parking at land at 1-5 Baltic Street, 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 on 14 September 2018 (18/07468/PAN).

## Links

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**Coalition pledges**  
**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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**1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

The site measures approximately 0.8ha in area. It comprises the former Gasworks site, located to the north of Baltic Street, and south of Tower Street.

To the north of the site are commercial/ industrial units along Tower Street; the site is bound by a high wall along this boundary. The southern site boundary has a number of existing structures which front Baltic Street. To the south are tenement flats on the opposite (southern) side of Baltic Street, the majority of which are four storeys. To the east are commercial/ industrial buildings along Salamander Street fronted by a high wall. Directly to the west, the site is bound by the former Corn Exchange building which is category A listed, and a scrapyard merchants.

There are a number of existing buildings on the site, some of which are category B listed. These buildings include the remains of an original gas works building, a former gasometer house (now reduced in height), former processing house, and former retort house and offices (LB26744).

This application site is located within the Leith Conservation Area.

### **2.2 Site History**

Various alterations have been approved 1999-2015.

#### History of neighbouring sites

1 Bath Road (to east of the site)

23 May 2018 - a Proposal of Application Notice (PAN) report was approved for a residential development with commercial units and associated landscape, drainage, roads and infrastructure (18/01154/PAN).

## **Main report**

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### **3.1 Description Of The Proposal**

Applications will be submitted for full planning permission, conservation area consent and listed building consent comprising a mixed use development of commercial (classes 1,2,3 and 4) and a residential development including car parking. The proposal will include the demolition and the restoration and re-use of some existing buildings.

### **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 Edinburgh Local Development Plan (LDP) allocates the site as within the Edinburgh Waterfront. The site is in the Central Leith Waterfront Area, in an area of commercial and housing-led mixed use development sites (Proposal EW1b).

A route is safeguarded for cycleway/ public transport along Constitution Street to the west of the Corn Exchange building and scrapyards site.

The Leith Docks Development Framework LDDF (2007) covers this site. The aim of the framework in terms of uses in the area, is to 'create a mixed and balanced community which exemplifies the principles of sustainability in terms of use mix, accessibility and design.'

**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 Edinburgh Local Development Plan, Edinburgh Design Guidance and the Leith Docks Development Framework. The LDP policy Del 3 Edinburgh Waterfront, requires new development in principle to be comprehensively designed which maximises the development potential of the area, make provision for a series of mixed use sustainable neighbourhoods that connect to the waterfront, with each other and with nearby neighbourhoods, provide a mix of house types, sizes and affordability, make provision for open space, make provision of local retail facilities, and leisure and tourism attractions, and provide transport measures as agreed with the Council.

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 regards to the Leith Docks Development Framework, the Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance. Permeability through the site will be an important consideration, as well as links to the surrounding area. 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, including active travel and cycle infrastructure.

**d) The effect of the proposals on the character and setting of listed buildings and the character of the Leith Conservation Area is acceptable;**

The proposal will need to protect the character and setting of listed buildings within and in close proximity to the site, and ensure that the character and appearance of the Leith Conservation area is preserved and enhanced.

**e) 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 supplementary guidance on Developer Contributions on Infrastructure Delivery (now awaiting approval by Scottish Ministers) 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.

Preservation of the site's industrial heritage is a key archaeological concern and an archaeological assessment must be submitted.

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. An acoustic survey must be submitted to address all these noise sources.

The application will need to be screened for an Environmental Impact Assessment (EIA) including the cumulative impact of the proposals.

In order to support the application/s, submission of the following documents is anticipated:

- Planning Statement;
- Design and Access Statement;
- Daylighting, Sunlight and Privacy analysis;
- Landscape and Visual Impact Assessment;
- Pre-Application Consultation report;
- Site investigation report;
- Transport information;
- Flood Risk Assessment and Surface Water management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- Ecological surveys;
- Full detailed hard and soft landscape proposals and maintenance schedule;
- Air Quality Impact Assessment;
- 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**

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4.1 The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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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**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

A public exhibition will take place on Wednesday 31 October between the hours of 3pm and 7pm, at the Malmaison Hotel, Tower Place, Edinburgh.

Leith Harbour and Newhaven Community Council, Leith Links Community Council and Leith Neighbourhood Partnership have been provided with copies of the PAN notice, as well as Councillors Chas Booth, Adam McVey and Gordon Munro. .

### **8.2 Publicity summary of representations and Community Council comments**

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

## **Background reading/external references**

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- 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

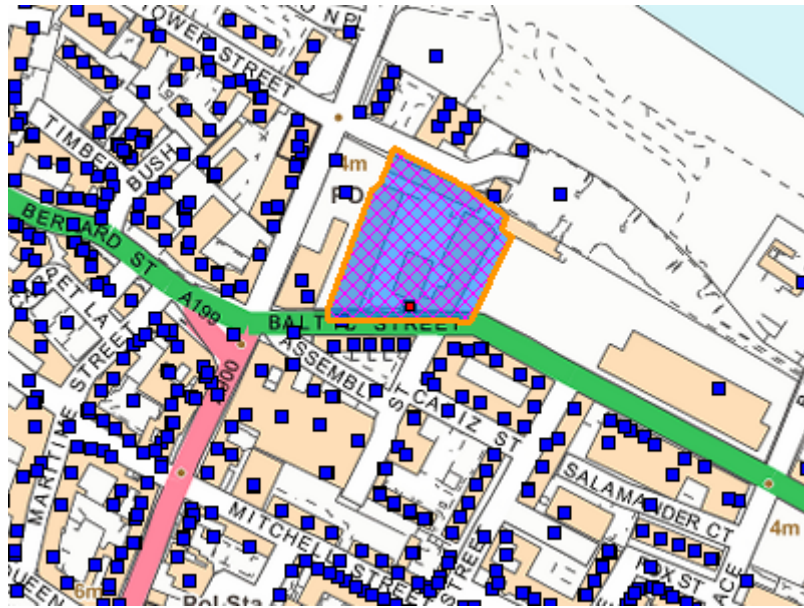
PLACE

The City of Edinburgh Council

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## Location Plan

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