

Development Management Sub Committee

Wednesday 24 April 2019

Report for forthcoming application by

S1 Developments Ltd for Proposal of Application Notice

19/00414/PAN

**At Land 143 Metres Southeast Of 94, Ocean Drive,
Edinburgh**

**Residential use with amenity space along with the
provision for ground floor commercial units.**

Item number	4.2
Report number	
Wards	B13 - Leith

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for planning permission for residential led development and to ask the Committee to note the key issues and advise of any other issues it wants to be considered as part of the planning application process.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 31 January 2019 (Reference: 19/00414/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 application relates to a one hectare site which is located on an area of land between Albert Dock to the north and Victoria Dock to the south with Ocean Drive forming the southern boundary.

The site opposite (Waterfront Plaza) has consent for a residential development which is currently under construction. The Ocean Point office development and Ocean Terminal are located to the west. The site is currently vacant brownfield land.

There is currently no vehicular access to the site. A replacement quay wall is currently under construction on the northern section of the site.

2.2 Site History

5 July 2002 - planning permission granted for two 16 storey residential blocks (application reference 01/02765/FUL).

15 January 2018 - planning permission was granted for the construction of a new quay wall extension (application reference 18/00186/FUL).

5 December 2018 - planning permission minded to grant for residential development of 245 flats over 4 apartment buildings with heights of 7 storeys (Block A), 13 storeys (Block B), 11 storeys (Block C) and 9 storeys (Block D) with a commercial unit, car parking and associated landscaping (as amended)(application reference 18/00846/FUL).

Adjacent site:

23 August 2002 - planning permission was granted for two office blocks on the site immediately to the west of the application site. One block fronts Ocean Terminal (built) and a nine storey block fronting Ocean Drive was never built but the consent is still live (application reference 01/01030/FUL).

14 August 2018 - planning permission was granted for a development of 388 residential units and 29 commercial units on the site opposite the application site (Waterfront Plaza) (application reference 16/03684/FUL).

Main report

3.1 Description Of The Proposal

The applicant proposes to submit a planning application for residential development with amenity space along with the provision for ground floor commercial units.

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 Local Development Plan (LDP) (Proposal Reference EW1b).

The northern boundary is safeguarded in the LDP for a cycle/footpath route (policy Tra 9 Cycle and Footpath Network) 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.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the design policies of the LDP;

The applicant will be required to submit a Design & Access Statement with the application.

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 and consideration given to wider connectivity.

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;
- Air Quality Assessment;
- Acoustic Report; and
- Transport and Parking Information.

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 Proposal of Application Notice was sent to Local Ward Councillors, Councillor Kate Campbell (as Housing and Economy Convenor), Leith Neighbourhood Partnership, Ben Macpherson (MSP) and Deidre Brock (MP) on 30th January 2019.

A community consultation event took place on 27 February 2019 at Ocean Terminal. The applicant was also advised that additional leaflets/posters advertising the event should be distributed as part of the process.

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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