

Development Management Sub Committee

Wednesday 28 October 2020

Report for forthcoming application by

**J. Smart & Co. (Cont.) Plc & Pitt Street Properties Ltd. for
Proposal of Application Notice**

20/03430/PAN

**at 117 - 145 Pitt Street and 9 Trafalgar Lane, Edinburgh.
Proposal is for a residential development with associated
landscaping, car parking, and infrastructure.**

Item number

Report number

Wards

B12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a residential development with associated landscaping, car parking, and infrastructure at a site abutting residential accommodation on Pitt Street and Trafalgar Lane, and bound by South Fort Street, Pitt Street and Trafalgar Lane.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 20/03430/PAN on Wednesday 19 Aug 2020.

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 site covers approximately 0.5 hectares and is bounded by Pitt Street to the south, South Fort Street to the east and Trafalgar Lane to the north. The western boundary abuts the gables of a four-storey tenement (115 Pitt Street) and a terrace of three-storey townhouses (27-41 Trafalgar Lane) and marks the transition between industrial/commercial uses and predominantly residential neighbourhoods.

The application site is currently occupied by small-scale industrial sheds and associated service yards. Vehicular access is provided by Pitt Street and Trafalgar Lane. To the northeast, the application site abuts a three-storey C-listed corner tenement (16 South Fort Street and 1-3 Trafalgar Lane; Reference: 27428 / Date Listed 30 March 1994) that has a bar (The Village Inn) and one commercial unit at the ground floor. To the south, on the opposite side of Pitt Street, sit small-scale business/industrial units. Trafalgar Lane to the north is comprised predominantly of three and four-storey tenements.

The application site falls partly within the Leith Conservation Area which sits to the north and east. The Water of Leith Open Space Area and Local Nature Conservation Site sit to the south of Pitt Street.

This application site is located within the Leith Conservation Area.

2.2 Site History

13 January 2000 - Planning permission granted for temporary office accommodation (application reference: 99/03536/FUL)

6 February 2008 - Planning permission granted for the change of use from vacant land to a site to store second hand used cars (application reference: 08/00062/FUL)

Neighbouring Sites

17 February 2000 - Planning permission granted to demolish existing warehouse buildings at 9-15 and 17-19 South Fort Street, EH6 4DL, and erect 23 new build flats with car parking (variation to consent 3082/95 approved 24.7.96) (application reference: 99/03563/FUL)

21 January 2004 - Planning permission for the demolition of existing garage and erection of housing (for Housing Association use) at 28 Trafalgar Lane, EH6 4DJ (application reference: 03/02370/FUL)

15 April 2004 - Planning permission granted for the demolition of existing garage and construction of eight private residences at 11-41 Trafalgar Lane, EH6 4DL (application reference: 03/04650/FUL)

3 May 2007 - Planning permission refused for the erection of nine single-bedroom flats at 144 Pitt Street, EH6 4DD (application reference: 07/00688/FUL)

12 Dec 2014 - Planning permission granted for redevelopment, extension and change of use of commercial premises to form new hostel accommodation at 144 Pitt Street, EH6 4DD (application reference: 14/03245/FUL)

8 Aug 2016 - Planning permission granted for alterations to provide 4 new residential flats at 10 South Fort Street, EH6 4DN (application reference: 16/02280/FUL)

1 December 2017 - Planning permission granted for the renewal of planning permission 14/03245/FUL, Proposed redevelopment, extension and change of use of existing dilapidated commercial premises to form new hostel accommodation at 144 Pitt Street, EH6 4DD (application reference: 17/04024/FUL)

12 June 2018 - Planning permission refused to demolish existing building and erection of a five storey building comprising of eight flatted dwellings at 144 Pitt Street, EH6 4DD (application reference: 18/00316/FUL)

29 Jan 2019 - Planning permission granted to demolish existing building and erection of a five-storey building comprising eight flatted dwellings (as amended) at 144 Pitt Street, EH6 4DD (application reference: 18/04658/FUL)

Main report

3.1 Description of the Proposal

The development will comprise residential development with associated landscaping, car parking, and infrastructure. No further details have been provided at this time.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

- a) the principle of the proposal is acceptable in this location;
- b) the design, scale and layout are acceptable within the character of the area and the proposal complies with the Edinburgh Design Guidance;
- c) access arrangements are acceptable in terms of road safety, public transport and accessibility and
- d) there are any other environmental factors that require consideration

a) principle of the proposal is acceptable in this location

The site is located in the Urban Area as identified by the Local Development Plan (LDP). Residential developments appropriate to the location and character of the area are supported provided they accord with relevant LDP policies. The application site falls partly within the Leith Conservation Area which sits to the north and east.

LDP Policy Hou 1 (Housing Development) supports housing development at suitable sites within the Urban Area, subject to other LDP policies. Proposals for residential flats would be expected to address the principles of LDP Policy Hou 2 (Housing Mix), which requires an appropriate mix of residential units to meet the needs of the range of household types in the area, with regard to other considerations. Proposals would also be expected to demonstrate compliance with the terms of LDP Policy Hou 6 (Affordable Housing).

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

The proposals will be considered against the provisions of the LDP design policies and the Edinburgh Design Guidance. In particular, the proposed design will need to take account of:

- impact on the character and appearance of the Leith Conservation Area, as required by LDP Policy Env 6 (Conservation Areas - Development);
- impact of massing, scale, materials and design on existing streetscape and wider townscape, including views, as required by LDP Policy Des 4 (Development Design - Impact on Setting); and
- impact on amenity of neighbouring and future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity). This will include the requirement for green space provision, in accordance with LDP Policy Hou 3 (Private Green Space in Housing Development).

A Design and Access Statement will be required to support the application as well as a Daylight, Overshadowing and Privacy Assessment for both the proposal and neighbouring properties. Sufficient visual information will be needed to assess the impact of the proposal on the setting of the Leith Conservation Area.

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

The proposal shall have regards to LDP transport policies and the street related sections of the Edinburgh Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance may apply to the proposal, given the scale of the application site. The applicant will be required to provide transport information that demonstrates how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision. Information is also needed on the impact on traffic flow on local roads and access to public transport.

d) 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. Ground condition investigations will also be required, owing to the nature of existing uses at the site.

In order to support the application, it is anticipated that the following documents will be submitted:

- Air Quality Impact Assessment;
- Archaeology Statement;
- Daylight, Overshadowing and Privacy Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Noise Impact Assessment.
- Phase 1 Site Investigation Report;
- Phase 1 Habitat and Protected Species Survey;
- Planning Statement;
- Pre-Application Consultation report;
- Sustainability Statement;
- Sustainability Form S1 and
- Transport Statement;

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

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

No pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face to face public event.

The Proposal of Application Notice signposted a website (<https://pittstreet.co.uk/>) where members of the public could view proposals and submit comments between the 22 September 2020 and the 9 October 2020. The website was also to host an interactive question and answer session between 4.30pm and 6.30pm on the 29 September 2020 and provide details of how to obtain hard copies of the consultation material. The results of this consultation will be submitted with the future planning application as a Pre-application Consultation Report.

Leith Central Community Council, Leith Harbour and Newhaven Community Council and Trinity Community Council received a copy of the Proposal of Application Notice and Councillors Booth, McVey, Munro, McNeese-Mechan and Ritchie were notified of the proposals. Neighbours of the development site received flyers by post and posters were exhibited in Leith Library and four local businesses.

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

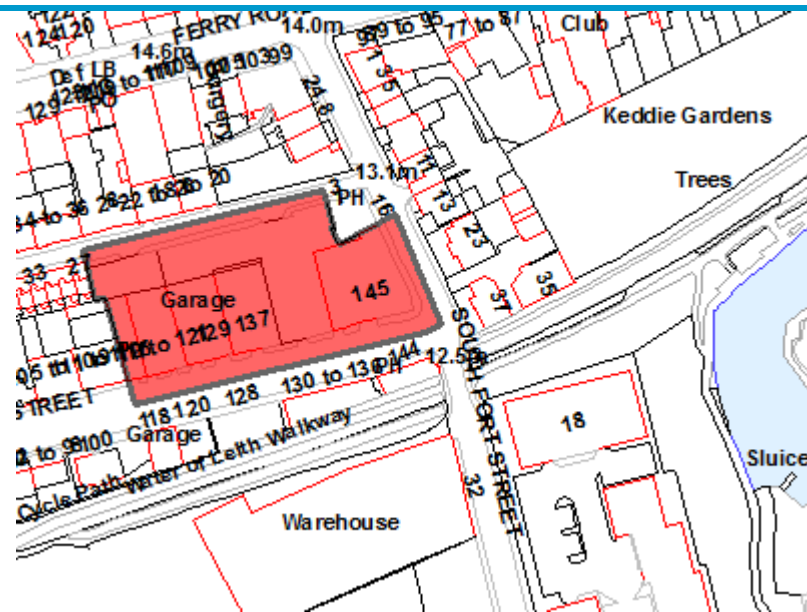
PLACE

The City of Edinburgh Council

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Location Plan



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