

# Development Management Sub Committee

**Wednesday 11 November 2020**

**Report for forthcoming application by**

**CCG (Scotland) Ltd. for Proposal of Application Notice**

**20/01068/PAN**

**at Land 220 Metres North East Of 25, Marine Drive,  
Edinburgh'**

**Residential development comprising circa 450 flats with  
associated roads, parking and landscaping works.**

**Item number**

**Report number**

**Wards**

B04 - Forth

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for a residential development comprising circa 450 flats with associated roads, parking and landscaping works at Land 220 metres north east of 25 Marine Drive, Edinburgh, on a site known as the Western Villages.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice 20/01068/PAN on 3 March 2020.

## 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, covering an area of approximately 8 hectares, lies in the north of Edinburgh and forms part of the Granton Waterfront area (Forth Quarter).

The majority of the existing site comprises an area of brownfield land, bound by Colonsay View, Marine Drive and West Shore Road, and an area of designated open space which forms part of the existing Forth Quarter Park and an additional area of ground to the north of Colonsay View. There are a number of existing trees on site within the open space and along the northern boundary of the site.

### **2.2 Site History**

28 February 2001 - Outline planning permission granted for mixed use development ( including retail, food and drink, public house, residential, education, business, leisure/assembly/hotel, open space, and associated landscaping)(as amended) This included the Fosters Masterplan, at 4 Marine Drive/11 West Shore Rd (Application reference: 00/01169/OUT).

30 April 2009 - Planning permission granted for the formation of parkland area - landscaping, footpaths, swales and ancillary works at 4 Marine Drive/11 West Shore Road (Application reference: 02/04578/FUL). Implemented.

## **Main report**

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### **3.1 Description of the Proposal**

An application for full planning permission will be submitted for residential development and ancillary works. No details have been submitted regarding the 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;
- b) The design, scale and layout are acceptable within the character of the area and does the proposal comply with the Edinburgh Design Guidance;
- c) Access arrangements are acceptable in terms of road safety and public transport accessibility and;
- d) There are any other environmental factors that require consideration.

**a) The principle of the development is acceptable in this location;**

The site is within the Edinburgh Waterfront: Forth Quarter (EW 2a) in the Edinburgh Local Development Plan (LDP). This is part of an identified housing proposal site for a major housing-led mixed use regeneration opportunity. Proposals should accord with the approved Granton Waterfront Development Framework principles (February 2020), which state that the site is identified for housing-led mixed use development. An approved master plan has been partly implemented, with several housing blocks, a major office development, a college and a new large park.

Proposals will be expected to:

- complete the approved street layout and perimeter block urban form
- provide housing-led development on sites formerly identified for major business-led development
- provide a housing mix that is appropriate to the site in terms of placemaking and would maximise completions within this urban regeneration proposal within the plan period
- deliver school provision as specified in the Action Programme
- provide a strategic flood risk assessment.

As this forms part of the wider waterfront area, LDP Policy Del 3 (Edinburgh Waterfront) will be of relevance to the assessment of the site. This policy states that planning permission will be granted for development which maximises the development potential of the area, creates a series of mixed use sustainable neighbourhoods, provide a mix of house types, sizes and affordability, and provides open space to meet the needs of the local community.

LDP Policy Hou 2 (Housing Mix) will apply in relation to assessing the mix of house types and sizes.

**b) Design, Scale and Layout**

The site is covered by the approved Granton Waterfront Development Framework, which sets out a number of design principles applicable to the site. The framework states that this site should form active 'living' streets, linking home, work and learning, which open up views and access to the park, the city and the waterfront. There should also be a pedestrian-focused public realm, with an emphasis on reducing dominance of the car.

Development should promote:

- Robust 'living street' network with pedestrian focus and activity;
- Clearly defined public transport route linking east and west;
- Dense, medium-low rise housing with clearly defined frontages;
- New neighbourhood centre along park with active ground floor uses;
- Strong green-blue links and views to the gas holder, park and West Shore;
- Residential flatted development / perimeter blocks, and;
- Residential colonies or townhouses to key areas.

Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance.

### **c) Access arrangements in terms of road safety and public transport accessibility**

The proposal shall have regards to LDP transport policies and Edinburgh Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

### **d) Other Environmental Factors**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental impact on the environment. Part of the application site is designated open space, including part of the Forth Quarter Park, and these areas should be protected. There are a number of mature trees across the open space and northern site boundary which contribute to the character, biodiversity, amenity and green networks in the area.

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, the following documents should be submitted:

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

## **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**

Pre-application discussions took place on this application.

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

The Proposal of Application Notice (reference: 20/01068/PAN) outlined a public exhibition to be held on 6 May 2020 at Edinburgh College, Granton Campus. Due to Covid-19 restrictions, this event did not take place. The City of Edinburgh Council consultation hub is to be used to engage stakeholders, share information and collect feedback with a questionnaire to be used from 26 October 2020. A live digital presentation will be held on 3 November between 3pm and 6pm.

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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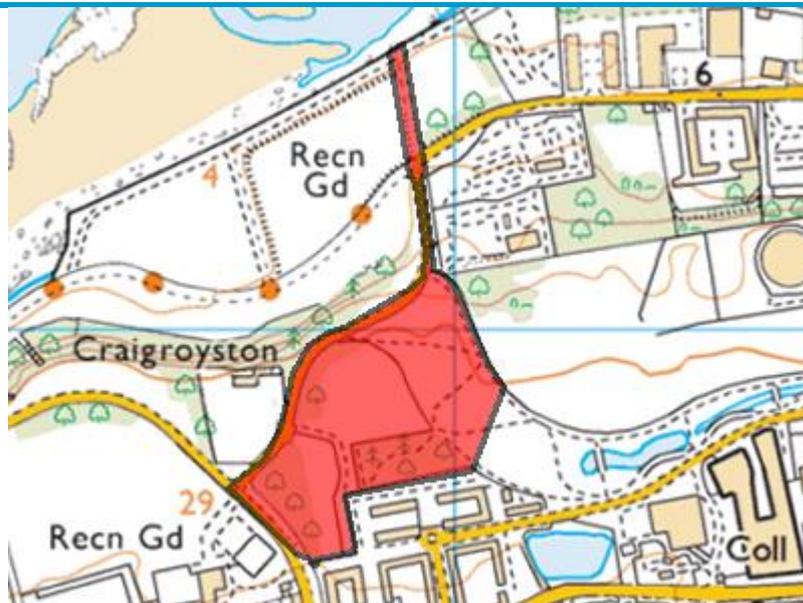
- To view details of the proposal of Application Notice go to :-
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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