

Development Management Sub Committee

Wednesday 25 November 2020

Report for forthcoming application by

**John G Russell (Transport) Limited. for Proposal of
Application Notice**

20/03799/PAN

**At Salamander Street/Bath Road., Edinburgh,
Demolition of existing buildings and erection of mixed-use
flatted residential and commercial development with
associated access, car parking, greenspace and ancillary
works.**

Item number

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 in principle for the demolition of existing buildings and erection of mixed-use flatted residential and commercial development with associated access, car parking, greenspace and ancillary works at 67 Salamander Street/ 26 Bath Road.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 the applicant has submitted a Proposal of Application Notice on 4th September 2020 (20/03799/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 site comprises a roughly rectangular piece of land bound by Salamander Street to the south, Bath Road to the west, and John G Russell Transport Ltd. to the east. The site comprises industrial/ commercial buildings some of which are currently occupied. It has an area of approximately 1.4 hectares. Just outside of the site to the south-west corner is an existing traditional five storey tenement building with a public house at ground floor.

To the north, part south and east boundaries are industrial premises including a scrapyards opposite the road on Salamander Street. Also opposite the site to the south are relatively new build residential properties which are six stories high. Beyond to the south is an existing/ under construction development for residential purposes at the Ropeworks site. To the west an industrial/ commercial site is under development for mainly housing.

2.2 Site History

5 July 2019 - Planning permission granted to reinstate the tenement to the south west of the site to form five flats and an extension to public house (as amended) at 2 Bath Road (application number 19/02156/FUL).

5 August 2019 - Planning permission granted for a flatted development of 212 flats and ground floor commercial units and associated works on the adjacent site to the immediate west at 1 Bath Road (application number 18/08206/FUL).

28 October 2020 - Planning application granted subject to conclusion of a legal agreement for a proposed mixed use development comprising purpose built student accommodation, affordable housing, office units, cafe and public digital co-working space with associated landscape, drainage and infrastructure at the site of the former Edinburgh and Leith Gasworks at 1-5 Baltic Street and 7-27 Constitution Street (application number 20/00465/FUL).

19 March 2020 - Planning application pending determination for a residential development and associated works on the nearby site to the north west of the site at 57 Tower Street and 1 Bath Road (application number 20/01313/FUL).

Main report

3.1 Description Of The Proposal

The proposal is for demolition of the existing buildings and proposes a primarily residential development which would provide approximately 285 apartment units. Five commercial units are to be provided at ground level fronting Salamander Street and car parking, access, landscaping and infrastructure will be included. Storey heights range from three to seven storeys.

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 site is located within the Central Leith Waterfront area (EW 1b) in the Local Development Plan (LDP). The development principles in the LDP guide future development in this area which is described as commercial and housing led mixed use development with sites in various ownerships. The Leith Docks Development Framework covers this site.

b) The design, scale and layout are acceptable with the character of the area;

The proposal will be considered against the provisions of the LDP, the Edinburgh Design Guidance and the Leith Docks Development Framework. 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 regard to the Council's parking standards, LDP transport policies, and the requirements of the Edinburgh Street Design Guidance. 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.

d) There are any other environmental factors that require consideration;

The proposals 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 LDP policy Del 1 (Infrastructure delivery and developer contributions).

The site is located within the Salamander Street Air Quality Management Area and an Air Quality Impact Assessment will be required.

There are a number of potential noise sources within the vicinity of the site (e.g. scrap metal yard, port related activity, public house). An acoustic survey will be required to address these noise sources.

The development will need to provide acceptable finished floor levels to address potential flood risk issues.

In order to support the application, the applicant will be likely required to submit the following documents (this list is not exhaustive):

- Planning Statement;
- Design and Access Statement;
- Pre-application consultation report;
- Site investigation report;
- Transport information;
- Flood risk assessment and surface water management plan;
- Drainage Impact Assessment;
- Archaeological assessment;
- Air quality Impact Assessment;
- Affordable housing statement;
- Noise Assessment;
- Swept path analysis;
- Floodlighting study;
- Ecological survey; 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

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 (20/03799/PAN) outlines a public event on 1st October 2020. In addition, notice has been served on Councillor Booth, Councillor McVey, Councillor Munro, Ben Macpherson MSP, Deidre Brock MSP, Leith Harbour and Newhaven Community Council, Leith Links Community Council, and Leith Chamber of Commerce.

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

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

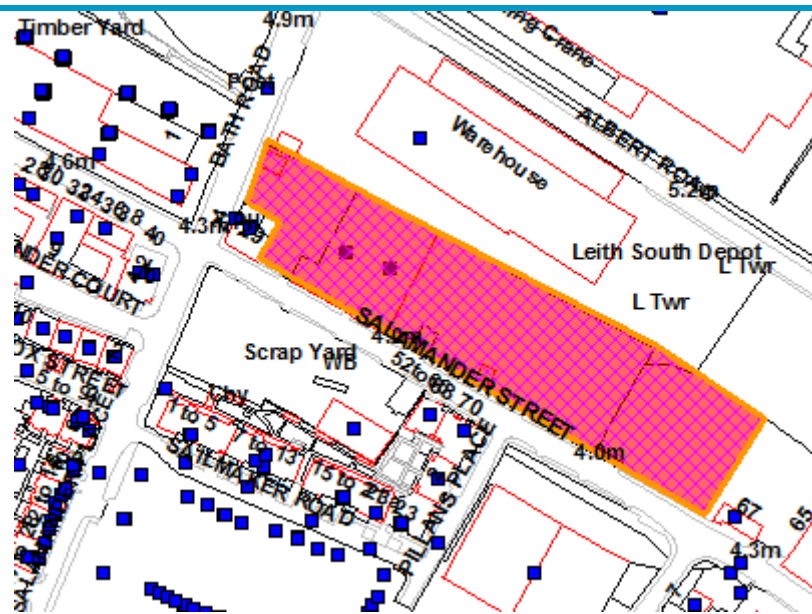
Chief Planning Officer

PLACE

The City of Edinburgh Council

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Location Plan



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