

Development Management Sub Committee

Wednesday 27 January 2021

Report for forthcoming application by

Manse (Seafield) LLP. for Proposal of Application Notice

20/05758/PAN

**at Land At 22/ 23/ 24/ 25 Seafield Rd, Edinburgh,
Residential led mixed use development with associated
infrastructure.**

Item number

Report number

Wards

B14 - Craigentinny/Duddingston

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for Planning Permission in Principle for a residential led mixed use with associated infrastructure at land at 22/23/24/25 Seafield Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, a Proposal of Application Notice was submitted on the 16 December 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 site comprises existing car showroom buildings and yards and extends to 1.2 hectares approximately. It is bounded to the north east by the Firth of Forth, to the north west by Edinburgh Cat and Dog Home, to the south east by existing car showroom buildings and to the south west by Seafield Road East.

The site is currently in use as a car showroom sales (sui generis). The site is generally flat fronting Seafield Road East. Seafield Road East is downslope from the A199 to the west.

The site is located within the urban area, but is adjacent to the Forth Coast Site of Special Scientific Interest (SSI). There is an existing cycleway/footpath safeguard to the site boundary. There is also an area of open space and Local Nature Reserve within the vicinity of the site.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The proposal is for a residential-led mixed use development with associated infrastructure. No further details have been given 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 development is acceptable in this location

The site is located in the urban area as identified by the Local Development Plan (LDP). The proposed mix of uses and the extent of development are not known at this time.

The site is part of a larger area of land at Seafield which is being considered through the Local Development Plan process as having potential for mixed use development, though no decisions have yet been made in respect of any allocation.

Due to developer interest in parts of the land and community concerns that any redevelopment should be on a holistic, masterplan led approach, the Council has convened a 'sounding board' approach to join up discussions with the neighbouring communities, local Members and landowners/developers to facilitate consideration of how any wider redevelopment would respond to the characteristics and constraints of the wider site, including how it would link to its neighbouring areas. This process reflects an approach taken for other development sites, including at Fountainbridge, and is ongoing.

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 design policies and the Edinburgh Design Guidance.

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

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. Pedestrian connectivity would also be important given its location next to the sea.

d) There are any other environmental factors that require consideration

The proposal and site are to be screened against the criteria set out in Schedule 3 of Environmental Impact Assessment (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment is required.

Notwithstanding the above, consideration must be given to how the site can be developed without adverse effect on the environment and shall include impact on the SSSI site.

It is anticipated that the following supporting documentation will be submitted:

- Air Quality Impact Assessment;
- Archaeology Statement;
- 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 and
- Transport 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

In light of the ongoing Covid-19 situation, Scottish Government guidance on Preapplication Consultation makes provision for non-face to face public events. The Proposal of Application Notice signposted a website www.seafieldroad.scot where members of the public could view public exhibitions with online comment facilities on 3pm - 7pm on Thursday 28th January 2021. The online event will also be advertised in the Evening News, one week prior to the event.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation Report.

Copies of the Proposal of Application Notice were distributed to Craiginny/Meadowbank Community Council, Councillor Griffiths, Councillor Young, Councillor McLellan, Councillor Staniforth, and Tommy Sheppard MP and Ash Denham MSP.

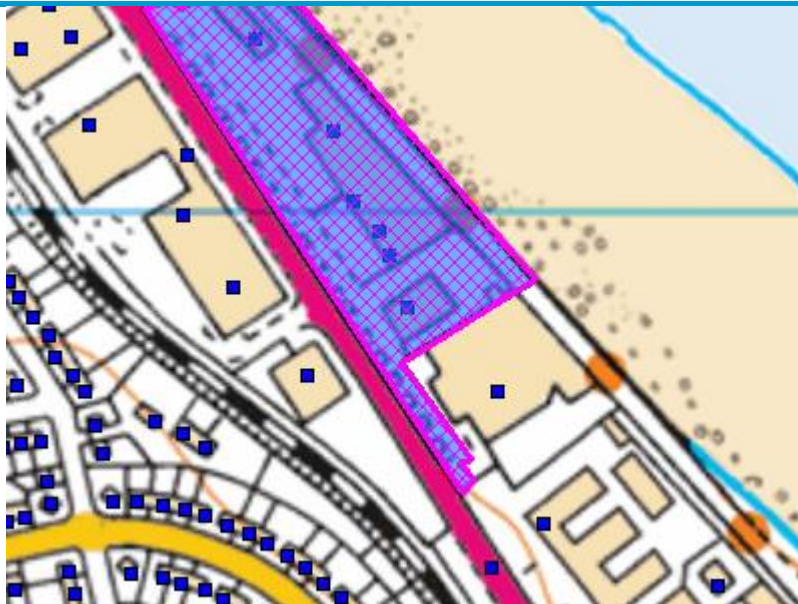
Background reading/external references

- 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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