

Development Management Sub Committee

Wednesday 16 June 2021

Report for forthcoming application by

CCG Scotland LTD. for Proposal of Application Notice

21/02412/PAN

at 1 Waterfront Avenue, Edinburgh, EH5 1SG.

Mixed use development to include (approximately) 75 residential units and (approximately) 4no commercial units. The commercial units will be either Class 1 (Shop), Class 2 (Financial, professional and other services), Class 3 (Food and drink), Class 4 (Business) or Class 10 (Non-residential institution). The development will also include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure. To supersede 21/00793/PAN which has been withdrawn.

Item number

Report number

Wards

B04 - Forth

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for a mixed use development to include (approximately) 75 residential units and (approximately) 4no commercial units. The commercial units will be either Class 1 (Shop), Class 2 (Financial, professional and other services), Class 3 (Food and drink), Class 4 (Business) or Class 10 (Non-residential institution).

The development will also include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure on land at Waterfront Avenue, Edinburgh, EH5 1SG.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice 21/02412/PAN on 30 April 2021.

This supersedes the previous Proposal of Application Notice on the site (21/00793/PAN) which has been withdrawn.

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 proposed site, covering approximately 3 hectares, is located within the Granton Waterfront Development Framework (GWDF) area and forms parts of sites D1, D2 and D4. The main part of the site is currently in use as a car park.

The site is bounded by the B listed former Granton Gasworks railway station (listed 10 November 1998, reference LB45794) to the west. To the southwest is a petrol filling station.

The eastern section of the site contains trees and scrubland. Along the eastern boundary is a foot/cycle path. The site extends northwards to cover a section of Waterfront Avenue.

Vehicular access is provided via Waterfront Avenue at the north 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 and covered part of the site western part of the site (application reference: 00/01169/OUT). Masterplan partly implemented; permission now lapsed.

27 March 2009 - renewal of previous planning permissions for a temporary commercially operated public car park on the site (application reference: 08/04243/FUL)

22 October 2020 - planning permission granted for the refurbishment of former Granton station building to include continued Class 4 Business use with ancillary service space, external removals and adaptations to the building and additional works to the surrounding site to remove structures and to provide improved access and enclosure to the west of the site (application reference: 20/02717/FUL)

22 October 2020 - listed building consent granted for the refurbishment of former Granton station building including external and internal alterations to the building and additional works to the surrounding site to remove structures and to provide improved access and enclosure to the west of the site (application reference: 20/02718/LBC).

Main report

3.1 Description of the Proposal

An application for full planning permission will be submitted for a mixed use development to include (approximately) 75 residential units and (approximately) 4no commercial units. The commercial units will be either Class 1 (Shop), Class 2 (Financial, professional and other services), Class 3 (Food and drink), Class 4 (Business) or Class 10 (Non-residential institution).

The development will also include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure.

This Proposal of Application Notice supersedes the previous application reference 21/00793/PAN and covers a larger site and now includes 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 eastern part of the site is located within Edinburgh Waterfront: Central Development Area (EW 2b) in the Edinburgh Local Development Plan (LDP). The western part of the site is located within the Edinburgh Waterfront: Forth Quarter (EW 2a) in the LDP.

This is part of an identified housing proposal site for a major housing-led mixed use regeneration opportunity. The development principles for both EW 2a and 2b cover similar matters, and 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
- provide a strategic flood risk assessment.
- expressly encourage the enhancement of employment and a 'destination' through existing and new commercial, cultural, tourist and retail opportunities

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, provides a mix of house types, sizes and affordability, and provides open space to meet the needs of the local community.

Proposals should accord with the approved Granton Waterfront Development Framework (GWDF) principles (February 2020), which state that the site is for residential use with the potential for non-residential ground floor uses. An approved master plan has been partly implemented, with several housing blocks, a major office development, supermarket, a college and a new large park completed.

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

Additionally, the site also forms part of the 'wider area' as identified in the Granton National Collections Facility Place Brief. This shows the site as a future development opportunity and identifies proposed cycle / footpaths with the site.

b) the proposal would preserve or enhance the setting of the nearby listed building

The site is adjacent to the B listed Granton Gasworks railway station. Development on the site has the potential to affect the setting of the listed building. The proposal will be assessed in relation to Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

c) Design, Scale and Layout

The Granton Waterfront Development Framework sets out a number of design principles applicable to the site, including locations of primary and secondary frontages. 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.

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

d) 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.

The LDP Proposals Map contains the tram route safeguard along Waterfront Avenue and also the Waterfront Avenue to Granton Rail path link cycleway footpath access safeguard.

The GWDF also shows the site adjacent to the identified transport hub around Waterfront Broadway.

e) 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.

There are a number of existing trees on the site.

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 Information;
- 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

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 (reference: 21/02412/PAN) outlined an online consultation event with presentation and question and answer session to be held on 27 May 2021 between 2pm and 5pm.

The application form indicates that was also sent to the Granton and District Community Council, West Pilton/West Granton Community Council and local ward councillors.

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](#)

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Location Plan



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