

# Development Management Sub Committee

**Wednesday 26 January 2022**

**Report for forthcoming application by**

**Places For People for Proposal of Application Notice**

**21/05960/PAN**

**At Land 80 Metres West And East Of, Saltire Street,  
Edinburgh**

**Proposed phase 4 development at Waterfront Avenue with  
associated infrastructure and landscape.**

**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 proposed housing development with associated infrastructure and landscaping.

## 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 is a vacant piece of land on the north side of Waterfront Avenue and south side of West Shore Road with an area of approximately 2.45 hectares. The site includes land relating to both phases three and four of a mainly residential development of four phases. The land slopes down to the north.

There are existing residential properties to the south of the site (phases one and two), with Saltire Square beyond. The first phase comprises four storey apartment blocks and an eleven storey tower building and was completed in 2006. Phase two is a mix of three to four storey townhouses and two seven storey apartment buildings. Upper Strand Walk runs to the east/ south east of the site. To the north are existing commercial/ industrial properties and vacant land.

Beyond the site to the west, and separated from the site by a strip of land is Granton Castle Walled Garden, Caroline Park and Royston House. There are a number of listed buildings within this site: Caroline Park House and offices which are category A listed (Listed building reference: LB28040 listed 01/01/2003), boundary walls, walled garden and dovecot which are category B listed (Listed building ref: LB28139 updated 11/01/2016) and gatepiers to West Shore Road which are category B listed (Listed building ref: LB28041 updated 11/01/2016). The site surrounding these buildings is designated as open space in the Local Development Plan.

### 2.2 Site History

24 April 2002 - Outline planning permission was granted for a mixed use development at West Granton Road and West Shore Road/ West Harbour Road, east of Caroline Park Avenue together with land to the north west of the junction between Caroline Park Avenue and West Granton Road (planning reference 01/02109/OUT).

14 March 2019 - Planning permission granted for proposed residential development and associated infrastructure. The proposed development included the provision of 89 residential units in three blocks. The housing mix comprised 19 one bedroom units, 64 two bedroom units, and six three bedroom units. The proposed development formed the third phase of housing within a four phase master-planned development. A total of 33 units of affordable housing would be provided in Block A. (planning reference 17/02477/FUL).

17 June 2019 - Request for non-material variation for changes to plans approved under application number 17/02477/FUL. The request for this variation is currently pending (planning reference 17/02477/VARY).

26th August 2020 - Permission was granted for an application under Section 42 of the Planning Act for the removal of condition 2 of planning consent ref; 17/02477/FUL (noise protection measures) from the approved decision notice (19/03245/FUL)

### Adjacent Site

24 March 2004 - Approval of reserved matters for the erection of residential/commercial development referring to height, massing, number and parking (phase 1) (planning reference 03/04608/REM).

14 April 2004 - Approval of reserved matters for erection of residential/ commercial development comprising 130 flats, associated roads and temporary car parking on land at Waterfront Avenue (phase 1) (planning reference 03/03665/REM).

30 March 2017 - Planning permission granted for 100 residential units on land west of 14 Kingsburgh Crescent (phase 2) (planning reference 16/00155/FUL).

## Main report

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### 3.1 Description Of The Proposal

An application for full planning permission will be submitted for residential development with associated infrastructure and landscape. No details have been submitted.

### 3.2 Key Issues

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

#### **a) The proposal will preserve the character and setting of the listed buildings;**

The impact of the proposal on the setting of the category A and B listed buildings in the surrounding area will be considered against the provisions of Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997:

*"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

The development will also be assessed against Historic Environment Scotland's Managing Change in the Historic Environment guidance notes.

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

The site is located within the urban area as defined by the Edinburgh Local Development Plan (LDP) (2016). The acceptability of the proposal at this location in principle will be considered in the context of LDP policy Hou 1 (Housing Development) which supports housing in the urban area subject to compliance with other relevant policies in the LDP.

The site lies within Edinburgh Waterfront: Central Development Area (EW 2b) for a housing led mixed use development. LDP policy Del 3 (Edinburgh Waterfront) states that planning permission will be granted for development which will contribute towards the creation of new urban quarters at Leith Waterfront and Granton Waterfront.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

The Granton Waterfront Development Framework (February 2020) is a material consideration. This site is within the area of The Link (sub area 'Places for People'); cultural landscape and making space reconnecting neighbourhoods. The general

guidance is to link existing routes and sites to maximise connections and views to the city and waterfront and infilling gap sites, highlighting existing assets and creating new active street frontages.

**c) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;**

The applicant will be required to comply with all relevant design policies within the LDP as well as non-statutory guidance where applicable (e.g. Edinburgh Design Guidance).

A Design and Access Statement will be required to support the application. An assessment of the impacts on amenity of neighbouring and future occupiers, as set out in LDP Policy Des 5 (Development Design - Amenity) is also required. This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3 (Private Greenspace in Housing Development) and a Noise Impact Assessment should be submitted as part of the application.

The design will also be required to demonstrate compliance with the 13 guiding principles of sustainable development as outlined in Scottish Planning Policy.

**d) Access arrangements are acceptable in terms of road safety and public transport accessibility;**

Pedestrian permeability and connectivity through the site and beyond will be key considerations. LDP transport policies and the Edinburgh Design Guidance including the Edinburgh Street Design Guidance and relevant factsheets will apply to the proposal. The applicant will be required to provide transport information including a Travel Plan and will need to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

**e) The proposal has acceptable impacts on infrastructure;**

The application will be required to make appropriate developer contributions in accordance with LPD Policy Del 1 - Developer Contributions and Infrastructure Delivery.

**f) There are any other environmental factors that require consideration;**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment.

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

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Sustainability Form S1;
- Daylight, Privacy and Overshadowing Information;
- Transport information;
- Waste Management Information and Servicing Strategy;
- Ground investigations/Site investigations;
- Drainage Information and Surface Water Management Plan.
- Noise Impact Assessment;
- Air Quality statement;
- Landscape Management and Maintenance Plan;
- Tree survey and tree protection plan; and
- Protected Species/Ecology Information.

The application will fall under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Planning Authority will therefore be required, by law, to undertake screening to determine whether an Environmental Impact Assessment will be required.

### **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

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 pre-application consultation makes provision for public consultation to be carried out without the need for a face to face public event.

The proposal was advertised in Edinburgh Evening News on 8th December 2021. Public consultation will also include a dedicated project website (<https://grantonphase4.co.uk>) and a live consultation event has taken place on 15th December 2021. Leaflets have been distributed within the wider area. A second consultation event is anticipated but the date and time are still to be confirmed.

West Pilton/ West Granton Community Council and Granton and District Community Council received a copy of the Proposal of Application Notice on 4th December 2021.

The following Councillors were sent a copy of the Notice: Councillor Gammy Day, Councillor Eleanor Bird, Councillor George Gordon and Councillor Jim Campbell

## Background reading/external references

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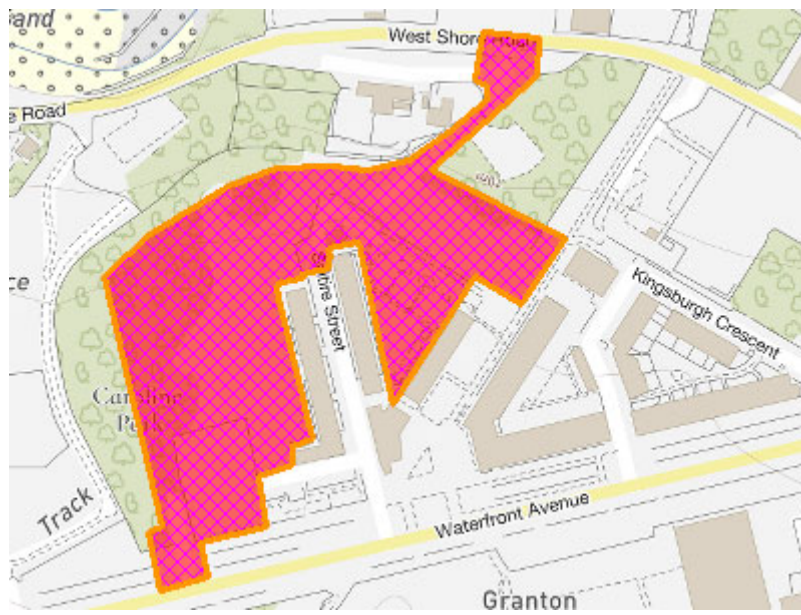
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

**David Givan**  
**Chief Planning Officer**  
PLACE  
The City of Edinburgh Council

Contact: Karen Robertson, Senior planning officer  
E-mail: [karen.robertson@edinburgh.gov.uk](mailto:karen.robertson@edinburgh.gov.uk) Tel: 0131 529 3990

## Location Plan

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