

Development Management Sub Committee

Wednesday 15 June 2022

Report for forthcoming application by

City Of Edinburgh Council. for Proposal of Application Notice

22/02348/PAN

**at 165 Broughton Road, Edinburgh, EH7 4LG
Residential led development comprising housing of mixed tenure (social rent, mid-market rent and private sale) with associated Energy Centre, substation, roads and landscaping.**

Item number

Report number

Wards

B12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of forthcoming planning applications for residential led development comprising housing of mixed tenure (social rent, mid-market rent and private sale) with associated Energy Centre, substation, roads and landscaping.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (application number - 22/02348/PAN) on 2 May 2022.

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, covering approximately 2.45 hectares, consists of vacant land following the demolition of the former waste transfer facility. The Edinburgh Local Development Plan (LDP) safeguards the site as a waste management facility.

It lies between Broughton Road to the south and the Water of Leith to the north. The Water of Leith and associated land is designated as a Local Nature Conservation Site in the LDP. The site is bounded by the former goods railway line to the east and Redbraes Park beyond.

To the south is the category B listed former stable block (reference LB30290, listed 23 July 1993) which fronts onto Broughton Road.

St Mark's Path runs along the western boundary connecting Broughton Road through to St Mark's Park over the Water of Leith. To the west of this are existing residential flats. To the south west is the former bowling green site that has permission for a nursery and housing development.

Vehicular access to the site is currently from Broughton Road.

2.2 Site History

12 December 2018 - Planning Committee approved the Powderhall Place Brief.

13 November 2020 - planning permission granted to repair and refurbish the existing stables building to the south of the site, including demolition of some internal elements, renewal of all services, replacement of windows and rooflights, stone and roof repairs and change of use to office, artist studios and function/cafe space (application reference 20/03162/FUL).

13 November 2020 - listed building consent granted to repair and refurbish the existing stables building to the south of the site, including demolition of some internal elements, renewal of all services, replacement of windows and rooflights, stone and roof repairs (application reference 20/03161/LBC).

1 November 2021 - planning permission granted for a mixed use development including an early years nursery, accessible housing for independent living for those aged 55 and over, outdoor amenity space for Broughton Primary School and associated landscaping, including new public entrance square and enhanced landscaping works to St Mark's Path on the former Bowling Green Site to the west of the site (application reference 21/00381/FUL).

Main report

3.1 Description of the Proposal

The forthcoming planning applications (potentially one planning permission in principle and one full application) are for residential-led development comprising housing of mixed tenure (social rent, mid-market rent and private sale) with associated Energy Centre, substation, roads and landscaping.

3.2 Key Issues

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

a) The proposed development will not have a serious detriment on the character and setting of any listed buildings and structures;

To the south of the site is the B listed stable block. The impact of the proposed development on its setting and character will be considered in relation to Section 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.

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

The site is within the Urban Area where several Local Development Plan policies apply. The former waste transfer facility is safeguarded in the LDP for that use. Alternative uses will need to be justified, whilst noting that the place brief identifies the site for residential development.

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

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance. This includes any potential impact on the listed building and its setting.

The proposals will need to consider how the proposed development will integrate with its surroundings and consider the principles set out in the approved place brief.

A Design and Access Statement will be required to accompany the application.

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

The proposal should have regard to transport policies of the LDP. Consideration should be given to the impact on traffic flows on local streets, and access to public or alternative means of transport. Transport Information will be required to support the application.

The place brief proposes routes through the site, including a potential link to the former railway line to the east of the site, which is safeguarded in the LDP for a footpath / cycle path.

e) 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 (Developer Contributions and Infrastructure Delivery).

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application, the following documents are likely to be expected (this list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Noise Impact Assessment;
- Contaminated land report;
- Design and Access Statement;
- View Analysis;
- Ecological survey and report;
- Tree survey and constraints plan;
- Transport information;
- Flood Risk Assessment and Surface Water Management Plan 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 have taken place.

The Place Brief was subject to community consultation.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 22/02348/PAN) outlined a live online event on 12 June 2020 between 3pm and 7pm.

The applicant also notified New Town and Broughton Community Council and Leith Central Community Council.

The Planning Authority also advised the applicant to send a copy of the PAN to Stockbridge/Inverleith Community Council, Ward Councillors in the Leith Walk Ward, Ward Councillors in the Inverleith Ward and relevant local constituency MPs & MSPs

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

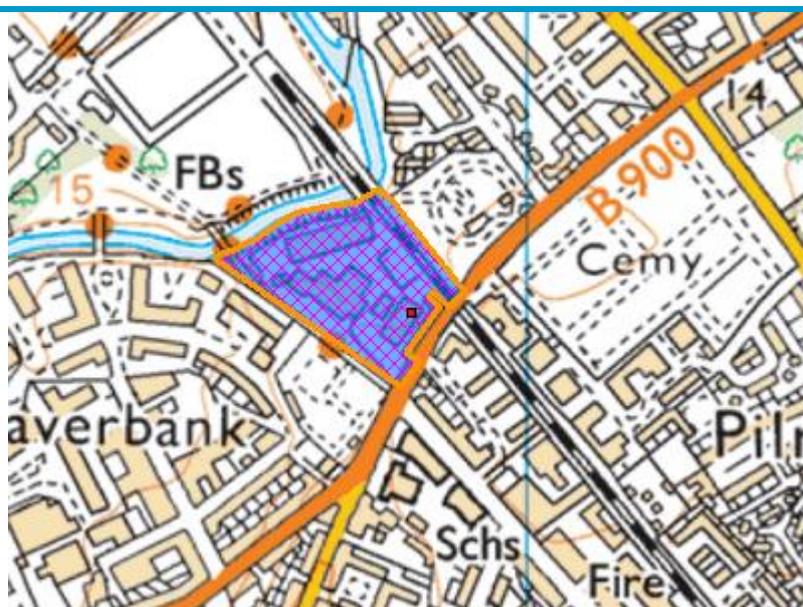
Background reading/external references

- 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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