

Development Management Sub Committee

report returning to Committee - Wednesday 6 September 2023

**Application for Planning Permission 22/01654/FUL
at 27 & 29 Beaverhall Road, Edinburgh, EH7 4JE.
Demolition of existing buildings and erection of mixed-use
development comprising residential and other commercial
uses, with associated private amenity and open space,
landscaping /public realm, car parking, access
arrangements, and associated infrastructure (205 units) (as
amended).**

Item number

Report number

Wards

B12 - Leith Walk

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

On 9 November 2022 and 10 May 2023 the Development Management Sub Committee resolved to grant planning permission subject to the conclusion of a legal agreement for developer contributions for education infrastructure of £645,750 and the delivery of 52 Affordable Housing units (25%).

The legal agreement has yet to be concluded and further time is required to finalise the legal agreement. The Chief Planning Officer does not have delegated powers to extend the duration for conclusion of the legal agreement and, therefore, the application is referred to the Development Management Sub Committee. A further three months is sought to conclude the legal agreement.

Main report

Legal Agreement

LDP Policy Del 1 (Developer Contributions) requires contributions to the provision of infrastructure to mitigate the impact of development. The Action Programme and Developer Contributions and Infrastructure Delivery Supplementary Guidance sets out contributions required towards the provision of infrastructure.

Developer contributions for secondary school infrastructure of £645,750 and the delivery of 52 Affordable Housing units (25%) homes are required. A legal agreement is necessary to secure the developer contributions.

The draft terms of the legal agreement are close to agreement and there are no outstanding matters to be concluded other than signing. It is recommended that an extension of three months is given to conclude the legal agreement.

Links

A copy of the original and previous returning Committee reports can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=R9LMT2EWGOJ00>

Or [Council Papers online](#)

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