

Development Management Sub Committee

report returning to Committee - Wednesday 20 September 2023

Application for Planning Permission in Principle 21/01163/PPP

**at Salamander Street/Bath Road, Edinburgh, EH6 7JZ.
Demolition of existing buildings and erection of mixed-use
development comprising flatted residential, office and
commercial floorspace with associated access
arrangements, parking, landscaping and ancillary works
(as amended scheme 3)**

Item number

Report number

Wards

B13 - Leith

Recommendations

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

Background information

This application was approved at the Development Management Sub-Committee on 7th December 2022 subject to a Legal Agreement to secure the provision of affordable housing, and financial contributions for transport actions, tram, education and health infrastructure as well as planning conditions and informatives. The application was considered again at Development Management Sub Committee on 7th June 2023 to extend the period for conclusion of the s75 legal agreement by a further three months and to consider the application in relation to NPF4 policies and the revised LDP Action Program (April 2023). The application was minded to grant subject to conditions, informatives and a s75. The legal agreement is close to conclusion but not finalised. As the legal agreement has taken slightly longer to conclude, the application is required to be presented to the Development Management Sub-Committee to allow conclusion of the legal agreement. If Committee accept the recommendation, then a further three months is required to conclude the Section 75 Agreement, and enable the planning permission to be released.

Main report

Legal Agreement:

There are no new material planning considerations which affect the Development Management Sub-Committee decision on 7th June 2023, where it was minded to grant this application subject to a legal agreement being concluded to secure the necessary contributions towards education, transport, health and affordable housing provision.

Progress has been made in negotiating the terms of the legal agreement. Due to the complexities of the site, this has been time consuming. Discussions have reached a point where it is considered that a further three month extension to the period will allow the legal agreement to be concluded.

If Committee accept the recommendation, then a further three months is required to conclude the Section 75 Agreement, and enable the planning permission to be released.

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/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QPN50SEWJJQ00>

Or [Council Papers online](#)

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