

# Development Management Sub Committee

**Wednesday 20 September 2023**

**Report for forthcoming application by**

**Dalton Metal Recycling. for Proposal of Application Notice**

**23/03571/PAN**

**at 52 - 66 Salamander Street, South Leith, Edinburgh  
Proposed mixed use development comprising purpose  
built student accommodation, residential (build to rent),  
retail/commercial space and associated works.**

**Item number**

**Report number**

**Wards**

B13 - Leith

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for a mixed use development comprising purpose built student accommodation, residential (build to rent), retail/commercial space and associated works at 52-56 Salamander Street, Edinburgh. The application will be a national development.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 23/03571/PAN on 7th August 2023.

## 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 comprises an existing scrapyards/metal recycling premises on the south side of Salamander Street. The site has an area of approximately 0.5 hectares. There is an existing building in the south east part of the site and a smaller one to the south. Salamander Place borders the site to the west.

To the west are existing residential flatted blocks with commercial premises below. A residential development lies opposite these, to the west of Bath Road, which is currently under construction. Directly to the south is an existing residential flatted development which wraps around the site to the east. Beyond this is a large self storage building which is set back from the front of Salamander Street. Further to the south is 'The Ropeworks', a recently constructed mainly residential development. On the opposite side of Salamander Street is a public house and industrial/commercial premises and commercial/industrial premises beyond.

### **2.2 Site History**

#### **Site history**

10th August 2017 Certificate of Lawfulness (existing) granted for use of the land for recycling (application number 17/02635/CLE).

14th February 2018 permission was granted to demolish existing 3m high stone wall and install a 2.4m high security fence (application number 17/05874/FUL)

History of neighbouring sites:

12 May 2017 - Planning permission was granted in principle for a residential development and commercial development (Class 1 (Retail), Class 2 (Financial, Professional and other services), Class 3 (Food and Drink), Class 4 (Business)), open space including extension to the allotment facility, and all ancillary development at the Ropeworks to the south of the application site. (Application number 16/03356/PPP) subject to a legal agreement and conditions.

There have been a number of subsequent AMC approvals following on from this PPP consent.

5 July 2019 - Planning permission was granted to reinstate the tenement to form five flats and an extension to public house (as amended) at 2 Bath Road (application number 19/02156/FUL).

5 August 2019 - Planning permission was granted for a flatted development of 212 flats and ground floor commercial units and associated works to the west at 1 Bath Road (application number 18/08206/FUL).

6 August 2021 - Planning application was granted for a proposed mixed use development comprising purpose built student accommodation, affordable housing, office units, cafe and public digital co-working space with associated landscape, drainage and infrastructure at the site of the former Edinburgh and Leith Gasworks at 1-5 Baltic Street and 7-27 Constitution Street (application number 20/00465/FUL). Accompanying Listed Building and Conservation area applications were also granted.

22 September 2021 - Planning application was granted for a residential development and associated works on the nearby site to the north west of the site at 57 Tower Street and 1 Bath Road (application number 20/01313/FUL).

7 June 2023 - Planning permission was minded to grant (subject to conclusion of a s75 legal agreement) in principle for 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) at Bath Road/Salamander Street (application number 21/01163/PPP).

21 June 2023 - Planning permission was minded to grant for 5 - 6 storey building providing 99 residential apartments with associated access, parking & landscape (as amended) at 124 Salamander Street and 1 - 3 Salamander Yards (application number 22/03430/FUL).

23 August 2023 - Planning permission was granted for a new build development comprising three residential flats and ground floor extension to public house (as amended) at 2 Bath Road (application number 23/00040/FUL).

## **Main report**

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### **3.1 Description of the Proposal**

An application for planning permission will be submitted for the demolition of existing buildings, and a mixed use development comprising purpose built student accommodation, residential (build to rent), retail/commercial space and associated works.

No details have been submitted regarding number of units, commercial or other uses, access, design or any other aspect of the proposal.

### **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 Edinburgh Local Development Plan (LDP) allocates the site as within the Edinburgh Waterfront. The site is in 'East of Salamander Place', in an area of housing-led mixed use development sites (Proposal EW1c).

The proposed uses will need to be assessed against relevant Local Development Plan policies, NPF4 policies and non statutory guidance, including the Student Housing Guidance 2016. National Planning Framework 4 (NPF4) now forms part of the Development Plan. Policies in relation to Sustainable Places and Liveable Places, including those in relation to 20-minute neighbourhoods, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important cross-cutting policy considerations.

The Salamander Place Development Brief (April 2007) covers the site. It sets out planning and design principles to guide development. The site is shown as houses, flats and small business unit use, with strong street frontages. The boundary of the Leith Docks Development Framework (February 2005) lies to the north of the site. The aim of the framework in terms of uses in the area, is to 'create a mixed and balanced community which exemplifies the principles of sustainability in terms of use mix, accessibility and design.'

A route is safeguarded for cycleway/public transport along Salamander Street.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted both City Plan 2030 and NPF4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

**b) The design, scale and layout are acceptable within the character of the area and wider regeneration;**

The proposal will be considered against the provisions of the Edinburgh Local Development Plan, NPF4, Edinburgh Design Guidance, the Salamander Place Development Brief and its coordination with the nearby Leith Docks Development Framework. The LDP policy Del 3 Edinburgh Waterfront, requires new development in principle to be comprehensively designed which maximises the development potential of the area, makes provision for a series of mixed use sustainable neighbourhoods that connect to the waterfront, with each other and with nearby neighbourhoods, provides a mix of house types, sizes and affordability, makes provision for open space, makes provision of local retail facilities, and leisure and tourism attractions, and provides transport measures as agreed with the Council.

The applicant should clearly demonstrate how the proposed design has considered NPF4 policies, the Council's policies and guidance. The applicant will need to demonstrate a high quality design and the suitability of the proposed layout, height and massing, and scale of the proposed development. Sustainability measures and the proposal's consideration of NPF4 themes including climate change, quality homes and the six qualities of successful places will have to be clearly addressed.

A Design and Access Statement will be provided with the application.

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

The proposals should have regard to the Salamander Place Development Brief, the Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance. Permeability through the site will be an important consideration, as well as provision of links to the surrounding area. The proposal will be assessed against NPF4 policy 13 (sustainable transport) and LDP policies Tra 2 (private car parking), Tra 3 (private cycle parking) and Tra 4 (Design of off street car and cycle parking).

Transport information will be required to support the application to assess the effect of the proposal on local roads and the accessibility of the site, including active travel and cycle infrastructure.

**d) The proposals will have a detrimental impact on the amenity of neighbours and future occupiers of the development;**

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected, and a good level of amenity can be achieved for future occupants of the site.

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

The applicant 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 the Finalised Supplementary Guidance on Developer Contributions on Infrastructure Delivery and the relevant Development Plan provisions.

Preservation of the site's industrial heritage is a key archaeological concern, and an archaeological assessment must be submitted.

The site is located within the Salamander Street Air Quality Management Area (AQMA) and is near to the Great Junction Street AQMA; an Air Quality Assessment will be required.

There are a number of potential noise sources within the vicinity of the site. A Noise Impact Assessment must be submitted to address all these noise sources. An odour/fumes survey should be submitted to address potential odour issues.

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/s, submission of the following documents is anticipated:

- Planning Statement;
- Design and Access Statement;
- Crime Impact Statement;
- Ecological Appraisal and Biodiversity Impact Assessment;
- Energy Statement;
- Flood Risk and Drainage Impact Assessment;
- Geo-environmental Risk Assessment;
- Statement of Community Benefit;
- Noise Impact Assessment;
- Air Quality Assessment;
- Archaeological Assessment;
- Transport Assessment;
- Travel Plan;
- Student and College Demand Assessment;
- Embedded carbon statement;
- Odour survey.

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

### **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**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 23/03571/PAN) outlined the following pre-application consultation:

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- Publication in the Edinburgh evening News dated 13th September 2023 and 11th October 2023; and
  - two consultation events at Leith library. The first to take place 20th September 3pm-7pm and the second on 18th October 2023 3pm to 7pm.
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A dedicated website will be created for the presentation of consultation material and will provide further opportunity for feedback.

The applicant notes in the PAN application that Leith Harbour and Newhaven Community Council and Leith Links Community Council received notification of the PAN on 7th August 2023. The applicant further advises that the following ward councillors were notified of the PAN on 7th August 2023: Councillor Adam McVey, Councillor Chas Booth, and Councillor Katrina Faccenda. MSP Ben Macpherson and MSP Deidre Brock were also notified on 7th August 2023.

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

## **Background reading/external references**

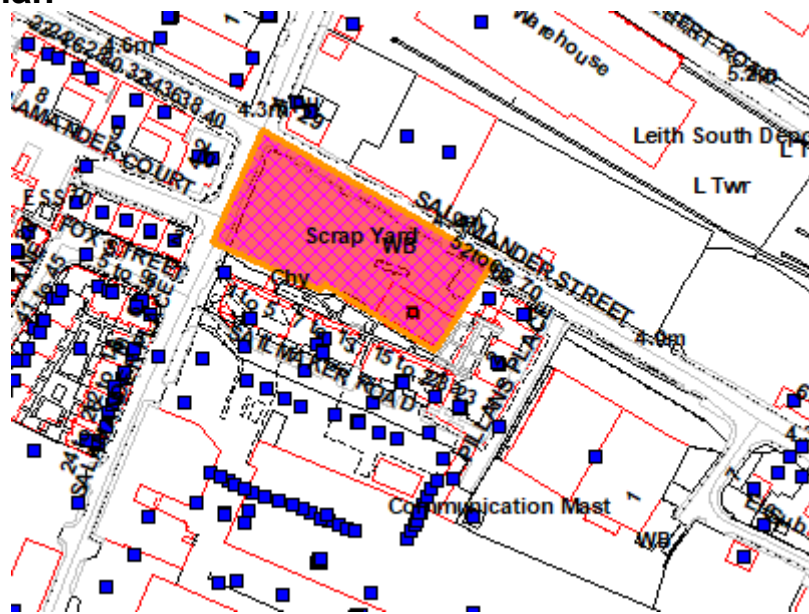
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- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan



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