

Development Management Sub Committee

Wednesday 23 October 2024

Report for forthcoming application by

**Vestas Offshore Wind Blades UK Ltd. for Proposal of
Application Notice**

24/02767/PAN

**At Land 115 Meters East Of 31B Imperial Dock, Edinburgh,
Manufacturing facility for offshore wind turbine blades,
laydown area and all associated and ancillary
development.**

Item number

Report number

Wards

B13 - Leith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for a manufacturing facility for offshore wind turbine blades, laydown area and all associated and ancillary development on land 115 Meters East Of 31B Imperial Dock.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (Ref: 24/02767/PAN) on June 7th, 2024.

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 covers an area of approximately 38.6 hectares falling wholly within the operation land of Leith Dock. The site has two distinct areas. The first area to the north is in close proximity to Albert Dock and is characterised by vacant land and existing warehouse buildings. The second area is an area of vacant land located outside of the eastern entrance of the of the Port of Leith along Marine Esplanade.

The site access for all modes of transport will be via the existing access to Forth Ports operations on Bath Road/Loverose Place.

2.2 Site History

16.11.15 Listed Building Consent Granted - Demolition of Imperial Grain Warehouse, associated out buildings and external plant (application reference: 15/03779/LBC).

Main report

3.1 Description of the Proposal

Manufacturing facility for offshore wind turbine blades, laydown area and all associated and ancillary development.

3.2 Key Issues

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

a) Impact on Listed Buildings

Development within the application site has potential to impact the historic seawall of Leith Dock. The site is also in proximity to the B Listed Buildings such as Albert Dock (LB27590). Any planning application would need to be supported by detailed archaeological and heritage assessments.

The proposal will be assessed in relation to Sections 14 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant NPF4 and LDP policies as well as relevant HES guidance.

b) The principle of development is acceptable in this location

On 5 April 2024, the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. On 27 June 2024, the Council accepted the recommendations and modifications required to the Proposed City Plan 2030.

On 10 September 2024 Scottish Ministers issued a Direction under section 20(5) of the Town and Country Planning Scotland Act 1997 that City of Edinburgh Council consider modifying the proposed City of Edinburgh Local Development Plan 2, City Plan 2030 as detailed within the annex to the direction. The required modifications are being reviewed and will be considered at a further meeting of the Planning Committee and then further Full Council.

It is anticipated that the future application will be assessed against the development plan consisting of NPF4 and City Plan 2030 (CP2030).

The site is within the urban area. CP2030 designates the site as a Business and Industry Area within the Edinburgh Waterfront. General development principles relating to the Waterfront Area are set in Place 4 of CP2030 and site-specific principles are set out in EW 1e and EW 1d (Northern and Eastern Docks).

Future proposals would be assessed in line with the development principles set out within these policies.

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

The proposals will be assessed against the relevant design policies in the Local Development Plan, NPF4 and the non-statutory Edinburgh Planning Guidance (where applicable). The applicant should clearly demonstrate how the proposed design will consider the relevant development plan policies and guidance.

d) The proposals will have a detrimental impact on the amenity

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected. The LDP development principles also note that proposals will be expected to mitigate any significant adverse impacts on residential amenity from new general industrial development.

e) The proposed access arrangements, connectivity and parking levels are acceptable

Transport information regarding general access arrangements, sustainable travel facilities including cycle parking, and how the proposal can integrate with the surrounding transport network will be required to support this submission. A clear strategy in relation to sustainable travel should be provided.

f) There are any other environmental factors that require consideration

The application site is adjacent to the Firth of Forth Special Protection Area (SPA), designated for its wintering bird interest. In line with the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) a Habitat Regulations Appraisal will be required. This should be prepared in line with relevant guidance. 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 including the provision of an Air Quality Impact Assessment.

In order to support the application, the following documents are likely to be required:

- Pre-application Consultation Report.
- Planning Statement.
- Design and Access Statement.
- Transport Statement and travel plan.
- Air Quality Impact Assessment
- Daylighting and Overshadowing information.
- Archaeological information.
- Visual appraisal information.
- Ecological Appraisal.
- Habitat Regulations Assessment.
- Flood Risk Assessment and Surface Water Management Plan.
- Phase 1 Ground Investigation Report.
- Noise Impact Assessment
- Sustainability Statement and S1 form.

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.

The proposal will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

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 took place on this application.

8.2 Publicity summary of representations and Community Council comments.

Following receipt of the proposal of application notice (PAN) the applicant has confirmed two public engagement events will take place:

Event 1 was held 6 August 2024 at Ocean Terminal, Ocean Drive, Leith, Edinburgh between 1500-1900.

Event 2 date and location is still to be confirmed. Development will occur no later than 7 days prior to the event with all parties set out below to be directly notified.

The Proposal of Application Notice was sent to the following elected members:

Ward Councillors

Chas Booth, Katrina Faccenda, Adam Nols-McVey

Other Elected Members

Deidre Brock MP, Ben Macpherson MSP, Jeremy Balfour MSP, Sarah Boyack MSP, Miles Briggs MSP, Foyso Choudhury MSP, Alison Johnstone MSP, Lorna Slater MSP, Sue Webber MSP.

Community Councils

Leith Harbour and Newhaven Community Council; Leith Central Community Council; Leith Links Community Council.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation (PAC) 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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