

Development Management Sub Committee

Wednesday 4 December 2019

Report for forthcoming application by

Sundial Properties for Proposal of Application Notice

19/04966/PAN

**At 1 - 5 Baltic Street and 7-27 Constitution Street,
Edinburgh**

**Proposed mixed use development with associated
landscape, drainage and infrastructure in scrapyards and
former gasworks. The development includes purpose built
student accommodation, affordable housing, affordable
retail units, cafe and public digital co-working space.**

Item number

Report number

Wards

B13 - Leith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for a mixed use development comprising student accommodation, affordable housing, retail units, cafe and public digital co-working space with associated landscape, drainage and infrastructure including the restoration and re use of category B listed buildings at 1-5 Baltic Street, and 7-27 Constitution Street, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 15th October 2019.

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 measures approximately 1.05ha in area. It comprises the former Gasworks site and scrapyards site. It is located to the north of Baltic Street and directly south of Tower Street, with part of the site fronting Constitution Street to the west.

To the north of the site are commercial/ industrial units along Tower Street; the site is bound by a high wall along this boundary. The southern site boundary has a number of existing structures which front Baltic Street. To the south are tenement flats on the opposite (southern) side of Baltic Street, the majority of which are four storeys. To the east are commercial/ industrial buildings along Salamander Street fronted by a high wall. Directly to the southwest, the site is bound by the former Corn Exchange building which is category A listed (Listed Building ref: 27140). The boundary along Constitution Street has a high wall. On the opposite side of Constitution Street is a mix of flatted blocks with commercial premises at ground level.

There are a number of existing buildings on the site, some of which are category B listed. These buildings include the remains of the former Edinburgh and Leith Gas works, a former gasometer house (now reduced in height), former processing house, and former retort house and offices (Listed Building ref: 26744).

This application site is located within the Leith Conservation Area.

2.2 Site History

Various alterations have been approved 1999-2015.

5th October 2018 - PAN approved for a mixed use commercial use (classes 1, 2, 3 and 4) and residential development including the restoration and re-use of listed buildings on the eastern part of the site, at 1-5 Baltic Street (application reference number: 18/07468/PAN).

History of neighbouring sites

1 Bath Road (to east of the site)

5th August 2019 - Planning permission granted for a mixed use development with associated landscape, drainage, roads, and infrastructure (application reference number: 18/08206/FUL).

6th September 2019 - PAN approved for a proposed mixed use development with associated landscape, drainage, roads and infrastructure at 57 Tower Street and 1 Bath Road (application reference number: 19/03870/PAN).

Main report

3.1 Description Of The Proposal

The proposal is for a mixed use development with associated landscape, drainage, and infrastructure. The development will incorporate purpose built student accommodation, affordable housing, affordable retail units, a café and a public digital co-working space.

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 detrimental impact on the character and setting of any listed buildings and structures;

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

b) The proposal will preserve and enhance the character and appearance of the Leith Conservation Area;

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

c) 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 the Central Leith Waterfront Area, in an area of commercial and housing-led mixed use development sites (Proposal EW1b).

The proposed uses will need to be assessed against relevant Local Development Plan policies and non statutory guidance.

The Leith Docks Development Framework LDDF (2007) covers this 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 Constitution Street to the west of the Corn Exchange building and scrapyards site.

d) 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, Edinburgh Design Guidance and the 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, make provision for a series of mixed use sustainable neighbourhoods that connect to the waterfront, with each other and with nearby neighbourhoods, provide a mix of house types, sizes and affordability, make provision for open space, make provision of local retail facilities, and leisure and tourism attractions, and provide transport measures as agreed with the Council.

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

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

The proposals should have regard to the Leith Docks Development Framework, 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 links to the surrounding area. 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.

f) 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 and an air quality assessment will be required.

There are a number of potential noise sources within the vicinity of the site. An acoustic survey must be submitted to address all these noise sources.

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;
- Daylighting, Sunlight and Privacy analysis;

- Landscape and Visual Impact Assessment;
- Pre-Application Consultation report;
- Site investigation report;
- Transport information;
- Flood Risk Assessment and Surface Water management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- Ecological surveys;
- Full detailed hard and soft landscape proposals and maintenance schedule;
- Air Quality Impact Assessment;
- Noise Impact Assessment; 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 are taking place on this application.

8.2 Publicity summary of representations and Community Council comments

The applicants had a public exhibition on 28th November 2019 from 3pm to 7pm at Custom House, 65-67 Commercial Street, Leith.

Leith Harbour and Newhaven Community Council and Leith Links Community Council were notified on 14th October 2019.

In addition, the applicants notified Councillor Chas Booth, Councillor Adan McVey, Councillor Gordon Munro, and Leith Neighbourhood partnership.

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](#)

David R. Leslie

Chief Planning Officer

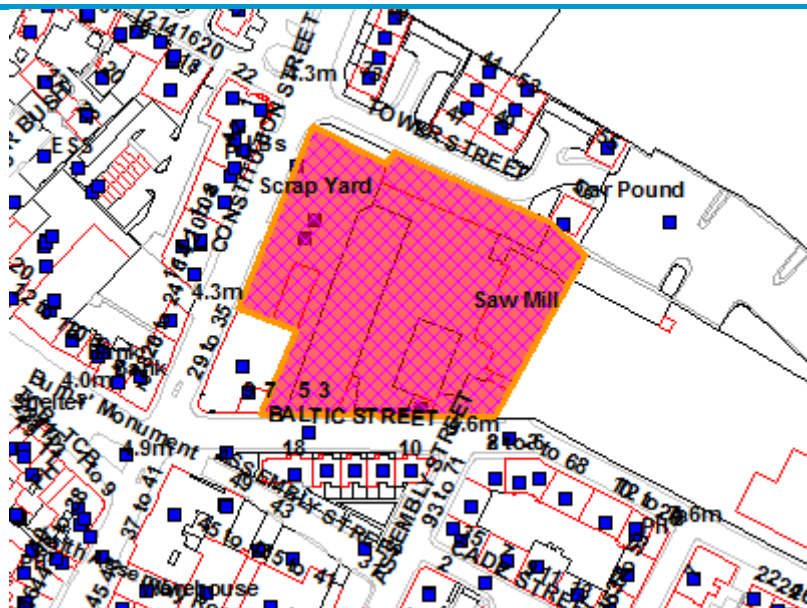
PLACE

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Location Plan



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