

Development Management Sub Committee

Wednesday 18 December 2019

Report for forthcoming application by

Edinburgh Abode SARL for Proposal of Application Notice

19/05515/PAN

At 2-4, 6,14 Bonnington Road Lane and 200 Bonnington Road Edinburgh EH6 5RB

Demolition of existing buildings and redevelopment comprising build to rent residential accommodation, commercial uses, associated landscaping and infrastructure.

Item number

Report number

Wards

B12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for build to rent residential accommodation, commercial uses, associated landscaping and infrastructure at site bound by Bonnington Road, Bonnington Road Lane and Anderson Place, 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 19/05515/PAN on 18 November 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 is located on the east of Bonnington Road Lane and west of Anderson Place. The Water of Leith, a designated local nature conservation site, forms the site's northern boundary. The riverside edge is tree lined. The majority of the site is the former depot (storage and distribution use) for John Lewis, with a former restaurant and Council office block to Bonnington Road. All existing buildings are proposed for demolition. The site sits within a wider area of mixed industrial uses which is undergoing significant change with a number of new residential developments proposed, or under construction in the immediate vicinity.

There are no listed buildings within the site; a category B listed warehouse bond converted to residential and commercial use is opposite the site on Anderson Place.

2.2 Site History

20th September 2018 - Application minded to grant for Planning Permission in Principle for residential development (up to 220 units) together with commercial space and associated works (including demolition of building). Currently pending decision subject to conclusion of appropriate legal agreements.

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for build to rent residential accommodation and commercial uses. No details have been submitted of number of units, type of commercial uses, access or design.

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;
- b) The design, scale and layout are acceptable within the character of the area and does the proposal comply with the Edinburgh Design Guidance;
- c) Access arrangements are acceptable in terms of road safety and public transport accessibility and
- d) There are any other environmental factors that require consideration.

a) Principle of the development

The site is located in the Urban Area in the Local Development Plan (LDP). Mixed use developments appropriate to the location and character of the area are supported provided they accord with other relevant local plan policies.

The site lies within the area designated under the Bonnington Development Brief (2008). Specific to this site, the Brief seeks to extend Bonnington Road Lane north towards the river; maintain the existing character of the riverside which is predominantly soft and vegetated; and redesign the existing area of green space in the site as an area of publicly accessible open space. The brief advises that all new development will be required to include a significant element of new small business space which can accommodate a range of light industrial uses.

The existing site is mainly in employment use. The loss of an employment use will need to be assessed against LDP policy Emp 9 (Employment sites and premises). This policy permits the loss of an employment site when a proposal contributes to the comprehensive regeneration and improvement of the wider area and the provision of floorspace designed to provide for a range of users. The proposal should be accompanied by a Planning Statement to justify the proposals in this location.

b) Design, Scale and Layout

The applicant will be required to comply with all relevant design policies within the LDP as well as guidance where applicable e.g. Edinburgh Design Guidance. A design and access statement will be required to support the application as well as a daylight, overshadowing and privacy assessment for both the proposal and neighbouring properties.

Views across the site to landmark features are also protected, with the site included in Skyline Key View N4.

c) Access arrangements in terms of road safety and public transport accessibility

The proposal shall have regards to LDP transport policies and Edinburgh Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

d) Other Environmental Factors

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. There are a number of mature trees along the Water of Leith boundary which contribute to the character, biodiversity, amenity and green networks in the area. The proposals should not have a damaging impact on trees worthy of retention.

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, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Landscape and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Sustainability Report;
- Sustainability Form S1;
- Daylighting, Privacy and Overshadowing information;
- Tree Survey;
- Economic Impact Statement;
- Phase 1 Site Investigation Report;
- Noise Impact Assessment; and
- Phase 1 Habitat and Protected Species Survey.

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

The applicant's Proposal of Application Notice noted that a public exhibition was to be held at The Biscuit Factory, 10 December 2019 from 14.00 - 20.00. The applicant intended to advertise the event locally by using posters in public buildings and leafleting of the properties in the vicinity of the site.

The applicant has confirmed that Leith Central Community Council and local councillors received a copy of the Proposal of Application Notice on 15 November 2019.

The Planning Authority also advised the applicant to send a copy of the PAN to the Water of Leith Conservation Trust and to consider social media/website advertising of the public event.

Background reading/external references

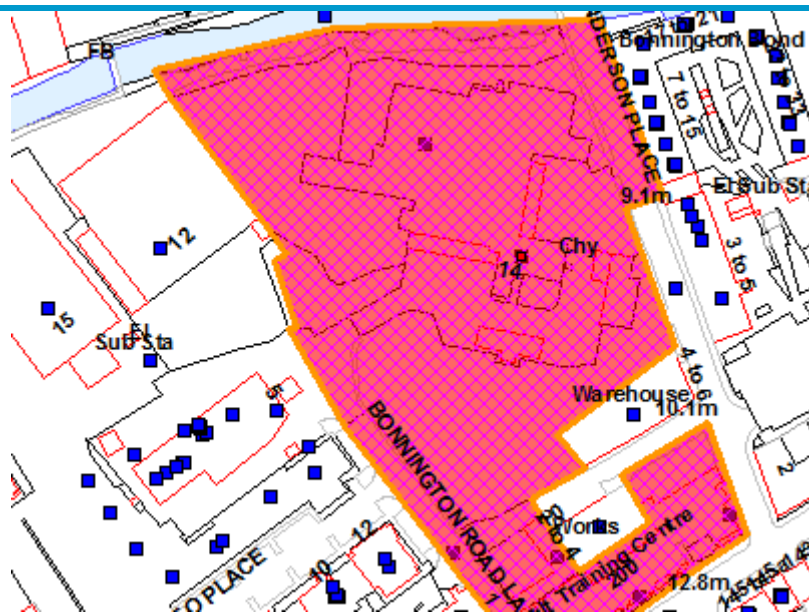
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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