

Development Management Sub Committee

Wednesday 20 May 2020

Report for forthcoming application by

**Teague Homes (UK) Ltd for Proposal of Application Notice
20/00906/PAN.**

**At Former 9 - 21 Salamander Place, Edinburgh
Phase 5 and 6 Proposed residential development and
associated open space, car parking and landscaping.**

Item number

Report number

Wards

B13 - Leith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for a residential development for phase 5 and 6 with associated open space, landscaping, and car parking at 9-21 Salamander Place.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants have submitted a Proposal of Application Notice (application reference: 20/00906/PAN) on 21 February 2020.

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 comprises vacant land of approximately 0.7 hectares of the former White and Mackay bottling plant. It forms part of a larger site of approximately 7 hectares which has been granted consent for mainly residential development purposes. The site comprises part of phase 6 of the original PPP consent, and a section of phase 5 to the west which was to be in use as car parking spaces.

To the north are existing commercial/industrial/warehousing buildings. To the south are existing allotments, bowling green, and cricket pavilion with Leith Links beyond. The edge of the Leith Conservation Area is directly to the south of the site. To the west are phases 1-5 of the overall development which are partially complete. This application site is located within the Leith Conservation Area.

2.2 Site History

30 December 2011- Planning permission was granted for mixed use development with 780 residential units, class 4, open spaces, formation of new roads/access, car and cycle parking and landscaping (as amended to exclude land for future community fire station). This permission has been partly implemented through the development of an element of affordable housing to the north of the application site. The completed element forms one side of Sailmaker Road (application reference: 07/03238/FUL).

12 May 2017 - Planning Permission in Principle granted for 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 (application reference: 16/03356/PPP).

23 November 2017 - AMC application approved for site between Sailmaker Road and Ropemaker Street, Conditions 1, 2 and 17 of 16/03356/PPP for Phase 3 and 4 of approved masterplan. Details of mixed use development of six apartment blocks consisting 199 units with under deck car parking and 2 ground floor commercial units (Class 1 (Retail), Class 2 (Financial, Professional or other Services), Class 4 (Business) (application reference: 17/02658/AMC).

17 September 2019 - AMC application approved for adjoining site to the west, Conditions 1 to 17 of 16/03356/PPP for Phase 5+ of approved masterplan. Details of residential development of ten buildings consisting 155 units (application reference: 18/10524/AMC).

26 November 2019 - AMC application approved for matters specified in Conditions 1 and 17 of 16/03356/PPP for Phase 6 and 7 of the approved masterplan. Details of development of four apartment blocks consisting of 151 units (as amended) (application reference: 19/02664/AMC).

18 December 2019 - Full application refused planning permission for the provision of five new car parking spaces in lieu of a parking mews building (two dwellings) forming part of consent 16/03356/PPP (application reference 19/04487/FUL).

18 March 2020 - Local Review submitted for the above refusal. Undetermined (review reference: 20/00030/REVREF).

Main report

3.1 Description of the Proposal

The proposal is for a residential development with associated open space, landscaping and car parking. No details have been submitted.

3.2 Key Issues

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

a) 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.

A Design and Access statement will be required to show how this statutory requirement will be met.

b) the principle of the development is acceptable in this location;

The development site is part of a larger area which is identified in the Edinburgh Local Development Plan (LDP) development proposal reference: EW 1c. The plan describes this as an opportunity for housing-led mixed-use development over a number of sites.

The principle of residential development will need to take into account previous planning approvals for residential development at the site.

c) the design, scale and layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance;

The applicant will be required to comply with all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance). 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 required to support the application.

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

The proposals should have regard to 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. The proposals will be subject to a quality audit.

e) there are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment.

In order to support the application, the following documents are likely to be expected (this list is not exhaustive):

- Daylight and Sunlight Analysis;
- Assessment of noise exposure for residents;
- Air quality impact assessment;
- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport information;
- Site Investigation report;
- Archaeology Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Surface Water Management Plan;
- S1 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 took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice outlined a public exhibition to be held on 7 April 2020 at South Leith Parish Church Halls, 6 Henderson Street. A statutory press notice was also scheduled to be published in the Edinburgh Evening News on 30 March 2020.

Leith Links Community Council were sent a copy of the PAN on 21 February 2020. Letters were also sent to Councillor Booth, Councillor McVey and Councillor Munro.

Consultation methods include a leaflet drop to homes in the area.

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

However, due to the restrictions in place with the ongoing Covid-19 crisis, the aforementioned have not been successfully carried out. The current legislation makes provision for PAN public consultation to be carried out without the need for a face to face public event. The applicant will need to satisfy these arrangements and advise all interested parties of the changed arrangements.

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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Chief Planning Officer

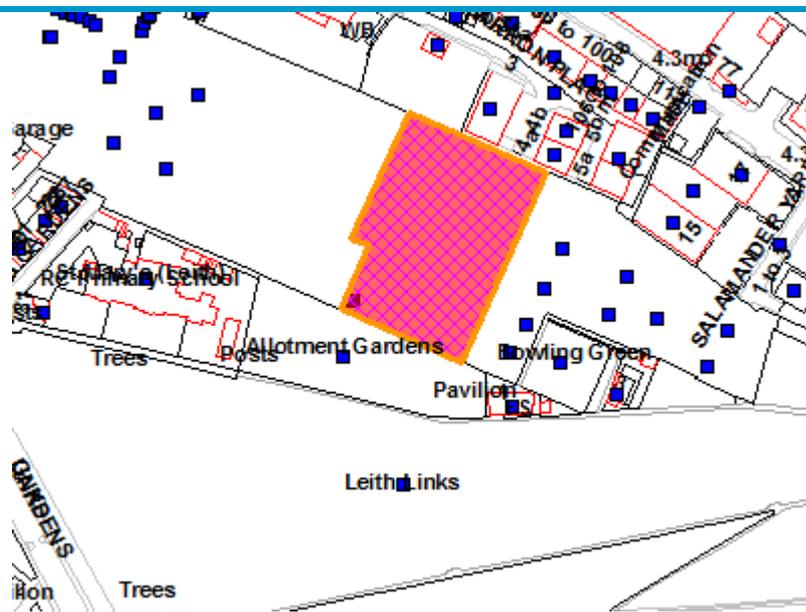
PLACE

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Location Plan



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