

Development Management Sub Committee

Wednesday 21 April 2021

Report for forthcoming application by

VRS Limited. for Proposal of Application Notice

21/00877/PAN

at 1 Rennie's Isle, Edinburgh, EH6 6QT.

Redevelopment of existing office for residential flatted accommodation including affordable housing and ancillary uses.

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 planning permission for the demolition of the existing office and redevelopment forming flatted residential accommodation (Sui Generis) with associated ancillary uses, public realm, landscaping and parking at Rennie's Isle, Edinburgh. The proposal will be in the form of a major detailed planning application.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice: 21/00877/PAN on 22 February 2021.

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 application site relates to an existing two storey office to the north of Rennie's Isle. The existing office is a rectangular building with hexagonal pop-up to the north and car parking fronting Ocean Drive to the west. The application site is neighbouring the A listed Victoria Swing Bridge, B listed Victoria and Prince of Wales Graving Docks and the Leith Conservation Area.

A pedestrian route to the west of the site leads to Victoria Bridge. To the north of the site is Ocean Drive with the tram extension under construction to run along this route. The surrounding area has a mix of uses with commercial uses predominant at ground floor and residential above.

This application site is located within the Leith Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The application is a Proposal of Application Notice for the proposed demolition of the existing office and redevelopment to form residential flatted accommodation (Sui Generis) with associated ancillary uses, public realm, landscaping and parking.

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 site forms part of the waterfront area identified in the Edinburgh Local Development Plan (LDP) and as such Policy Del 3 (Waterfront) and the Central Leith and Waterfront Development Principles must be considered. The Plan supports development within this location that contributes towards the creation of new urban quarters that are comprehensively designed and form mixed-use sustainable neighbourhoods.

b) the proposal would preserve or enhance the setting of the nearby listed buildings and Leith Conservation Area.

The site is adjacent to the category A listed Victoria Swing Bridge, B listed Victoria Dock, Prince of Wales Graving Docks and the Leith Conservation Area. Development on the site has the potential to affect the setting, character and appearance of Edinburgh's built heritage. The proposal will be assessed in relation to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

c) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the design policies of the Local Development Plan.

The proposal will be assessed against 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 and overshadowing assessment for both the proposal and neighbouring properties. Local and key views will be an important consideration in respect of the proposed height and massing.

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

The proposal shall have regards to LDP transport policies and Edinburgh Street 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.

e) There are any other environmental factors that require consideration.

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Sustainability Form S1;
- Affordable Housing Statement;
- Daylight and overshadowing information;
- Transport Information;

- Ecology information;
- Waste management information;
- Flooding risk and drainage information and
- Noise/air quality information.

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 with the planning authority are ongoing.

8.2 Publicity summary of representations and Community Council comments

The applicant's Proposal of Application Notice noted that there will be an online consultation in accordance with government guidance for the period of the Covid-19 emergency. The online consultation event is to be held between 15 March 2021 - 26 May 2021. A public notice was placed in the Edinburgh Evening News 3 March 2021.

The applicant has confirmed that Leith Harbour and Newhaven Community Council and local councillors received a copy of the Proposal of Application Notice on 19 February 2021.

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 Givan

Chief Planning Officer

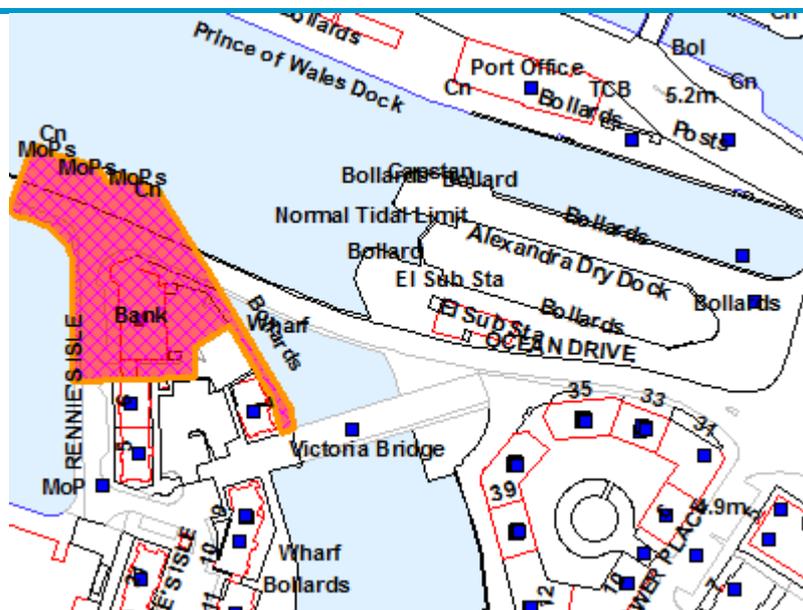
PLACE

The City of Edinburgh Council

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Location Plan



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