

Development Management Sub Committee

report returning to Committee - Wednesday 21 April 2021

Application for Approval of Matters Specified in Conds 17/02484/AMC at Granton Harbour, West Harbour Road, Edinburgh. Approval of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design, and configuration of public and open spaces, access, road layouts, footpaths and cycle routes. at Granton Harbour, West Harbour Road.

Item number

Report number

Wards

B04 - Forth

Recommendations

It is recommended that this application be Approved subject to the details below.

Background information

The application was presented to the Development Management Sub-Committee on 16th December 2020. The committee continued the application for the following reasons:

- 1) To enable the applicant to work with officers to provide a plan which clearly indicated which part of the proposals the Sub-Committee was being asked to approve and to remove items which did not require approval, or items that had already been approved.*
- 2) To request that the applicant consider including the Waterfront Pathway in the plan, as required by the Local Development Plan.*
- 3) That the plan would illustrate the conditions on the report with greater clarity.*

4) That the Chief Planning Officer would discuss with Legal Services ways to address the lack of consultation with the local community council and the apparent gap in the system, even though the statutory requirements had been met.

Note: It would be advantageous for the applicant to work more closely with the community, to address their concerns and noting that the community had a right to know about developments in their area.

Since the last committee, the applicant has provided a further revised masterplan which altered the proposals for Plot 35A to the east of the hotel site. This was previously shown as terrace housing and is now identified as perimeter style blocks.

The revised masterplan has also been annotated to show the application numbers of detailed approval on the individual plots (if it exists) and the pathways are more clearly identified.

Due to the proposed changes to Plot 35A the proposals were subject to a further representation period.

Main Report

1) Sites that benefit from approval.

The masterplan drawing has been updated and now annotates the plots with the planning application reference numbers, including the plots with extant planning permission

As set out in the previous report to committee, this iteration of the masterplan largely updates the plan to show the plots that now have separate detailed approval.

2) Walkway

The masterplan has been updated to be clearer on the proposals for the promenade and other footpaths/cyclepaths within the site. A further drawing has also been provided to illustrate the status of various sections of the waterfront walkway and other pathways within the masterplan area.

This shows the promenade around the western breakwater, the potential links through the masterplan area adjacent to the waterside and also the existing and proposed paths/cyclepaths through the site.

The applicant has indicated that in parts of the harbour there are issues with allowing access due to the requirements of carrying out operational port/harbour functions. However, the masterplan does now show routes closer to the water's edge.

There are sections that have been given detailed approval through separate applications, such as the promenade adjacent to plots 21 and 22 (approved under application reference 18/02721/AMC) and the area to the south of the proposed marina building (under application reference 20/02026/FUL).

The general overview of the path network is acceptable and follows the safeguarded Edinburgh Waterfront Promenade as shown on the LDP Proposals Map. However, further design details, such as the width and finishing materials of these paths are required, and therefore this reserved matter cannot be fully dealt with at this stage.

3) Sites that are not approved through this application

The report to committee on 16th December 2020 contained conditions (1,2 and 3) setting out a number of reserved matters on certain plots which are not approved through this masterplan.

These related to:

- The proposed retail centre at Plots 12, 14, 15, 15A, 16 and 17.
- The proposed technology hub at plot 19A.
- The proposed primarily residential-led development at Plot 35A.

A plan has been marked up to show which plots these are.

Plot 35A to the east of the hotel has been altered from the previous masterplan presented to committee. The masterplan shows 49 residential units. As noted with the 16 December 2020 committee report, earlier masterplans have shown development at this location, albeit within a different format.

A separate application for the road layout, but not the residential blocks of development within this area, has recently been granted (application number 20/05731/FUL). Development at this location is acceptable.

There is no information on the reserved matters such as height, design or how the open space within the blocks will be configured. It is recommended that reserved matters for this plot are not approved through this masterplan application.

4) Public Comments

The application has been through the required level of notification and consultations.

However, as the applicant proposed a different layout for Plot 35A to that presented to committee on 16th December 2020, the proposal was re-notified to allow for a further period for representations to be made.

Granton and District Community Council was advised of the further period for comments. It did not comment on the application.

This period attracted 14 representations, including comments from the Forth Corinthian Yacht Club, Royal Forth Yacht Club and Wardie Bay Beachwatch. A summary of the comments is included below.

Material objections:

- Quality of open space/landmarks and associated routes adjacent to the waterfront - this is addressed through the masterplan which shows routes and walkways.
- lack of publicly accessible pedestrian space at the waterfront - this is addressed through the masterplan which shows routes and walkways.
- space for pedestrians tight along Breakwater Road, adjacent to the northern face of the hotel and Plot 30 - addressed through the masterplan which shows routes and walkways, and sections of the walkway have been approved, Plot 30 has an earlier permission.
- swift bricks should be provided - this can be considered through any further detailed proposals for individual plots.

- vehicular access should not be restricted on Lochinvar Drive to accommodate cycle and pedestrian pathway - the masterplan includes the route of the safeguarded Edinburgh Waterfront Promenade as shown on the LDP Proposals Map.
- there should be no restriction on communal spaces to reduce car parking - addressed as the car parking is not applied for or approved through this submission.
- impact on ecology - Firth of Forth SPA, Ramsar, SSSI - the earlier report to committee considered the impacts on ecology.
- air and water pollution - this application relates to a general masterplan and reserved matters linked to the outline permission.
- Surface Water Management Plan out of date. SUDS required - a condition is recommended requiring a flood risk assessment and surface water management plan to accompany detailed AMCs.
- inadequate sustainability measures - applications for detailed AMCs will require sustainability measures.
- poor design quality proposed - detailed design matters are not considered through this application.
- lack of detail of open space - general open space areas shown within the masterplan and remain largely the same as previous iterations.
- masterplan lacks imagination - this masterplan largely consolidates a number of detailed AMCs, which are now approved.
- mismatch between redline boundary shown on location plan and most recent masterplan drawing, this should be clarified - the red line boundary has been reinstated around 65 West Harbour Plan to reflect location plan submitted for this AMC.
- the access to the existing retail units at 65 West Harbour Road should reflect the current position - this application does not give approval for development outwith the red line boundary, furthermore reserved matters for the adjacent plots are not recommended for approval through this application.
- proposed development shown on land at 65 West Harbour Road should be removed to reflect present situation - this application does not give approval for development outwith the red line boundary, furthermore reserved matters for the adjacent plots are not recommended for approval through this application.

Support:

- development and investment required
- good balance between open space and new build
- regeneration of the area and asset to the city.
- revitalise this part of the city
- will support jobs
- commercial, leisure and environmental proposals will enhance the area's amenities affording safe access to the waterfront.

Non-material:

- why development has taken so long
- implementation
- handling of application
- land ownership

Conclusion

The proposals are generally acceptable at the masterplan level and the drawing largely consolidates and shows the layouts of a number of plots that now have detailed approval. There are some plots which the reserved matters are not approved and further detail and supporting information will be required through further submissions.

Links

Policies and guidance for this application

LDPP, LDEL03, LDES01, LDES02, LDES04, LDES05, LDES07, LEMP10, LEN13, LEN14, LEN20, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU06, LHOU07, LHOU10, LRET07, LTRA04, LTRA07, LTRA09,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=OQTL7EEWM9P00>

or Council Papers online

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Kenneth Bowes, Senior Planning officer

E-mail:kenneth.bowes@edinburgh.gov.uk