

Development Management Sub Committee

report returning to Committee - Wednesday 21 April 2021

Application for Planning Permission 18/00846/FUL at Land 143 Metres Southeast Of 94, Ocean Drive, Edinburgh.

Residential development of 245 flats over 4 apartment buildings with heights of 7 storeys (Block A), 13 storeys (Block B), 11 storeys (Block C) and 9 storeys (Block D) with a commercial unit, car parking and associated landscaping (as amended).

Item number

Report number

Wards

B13 - Leith

Recommendations

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

Background information

The Committee was minded to grant planning permission on 5 December 2018 subject to the conclusion of a legal agreement within six months of that date to secure developer contributions towards education, healthcare, transport and affordable housing. The period for conclusion of the legal agreement was previously extended for a further three months under delegated powers, but that period has now expired.

Since this application was considered at committee, the applicant submitted a new application for residential development and associated uses on the same site (application reference 19/02778/FUL).

Consequently, negotiations on the legal agreement were not concluded on this application. A legal agreement has been concluded on reference 19/02778/FUL and that planning permission has been issued.

The applicant has now indicated that it wishes to progress with the legal agreement, therefore a three month extension to the period to conclude the legal agreement is recommended.

Main Report

There are no new material planning considerations which affect the Development Management Sub-Committee decision on 5 December 2018 that it was minded to grant this application subject to a legal agreement first being concluded to secure the necessary contributions towards education, healthcare, transport and affordable housing.

The legal agreement was not originally taken forward at the time as the applicant decided to bring forward alternative proposals for the site, which now have been granted. However, through further dialogue the applicant has indicated that they wish to continue with the legal agreement for this application.

It is recommended a three month extension is added for concluding the legal agreement to enable planning permission thereafter to be released.

If no meaningful progress is made the application will be reported back to committee with a recommendation for refusal.

Links

Policies and guidance for this application

LDPP, LDEL01, LDEL03, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES10, LEN03, LEN08, LEN09, LEN16, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA04, LTRA07, LTRA08, LRS06, SDP, NSG, NSGD02, OTH,

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

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=P4QZ2REWLLQ00>

Or Council Papers online

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