

Development Management Sub Committee

Wednesday 4 August 2021

Report for forthcoming application by

**Edinburgh Marina Holdings Limited. for Proposal of
Application Notice**

21/03177/PAN

**at Granton Harbour, West Harbour Road, Edinburgh.
Mixed use development containing residential flats, houses
and commercial/retail units.**

Item number

Report number

Wards

B04 - Forth

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for mixed use development containing residential flats, houses and commercial/retail units.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice 21/03177/PAN on Monday 7 June 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 is located at the northern end of Granton Harbour. The site lies to the north and east of Plot 35 and fronts onto Granton Harbour quayside on its east side and the Forth estuary to its north. The site measures approximately 0.42 hectares.

The category 'B' listed Western Breakwater (item number 30219, listed 28 November 1989), constructed between 1842 and 1863, lies on the eastern side of plot 35, with part of its eastern flank being located under the application site.

2.2 Site History

Relevant history to the site:

20 June 2003 - Outline planning permission granted for the Granton Harbour Village, mixed use development comprising residential units, hotel and serviced apartments, shops and retail /services, restaurants /cafes, public houses, general business, leisure facilities and marina (Application reference 01/00802/OUT).

4 March 2009 - Application approved to discharge the following reserved matters, (under condition 2): siting and height of development; design and configuration of public and open spaces; access, road layouts; footpaths and cycle routes; (1) existing and finished ground levels. This approval was subject to conditions, requiring further information to be submitted within 1 year, on landscaping of public open space, proposed rock revetment, play equipment, configuration of roads and other access provisions, the proposed drainage scheme and related implementation provisions and maximum unit numbers per plot (Application reference 06/03636/REM).

31 January 2014 - Application approved for matters specified in condition 2 as attached to outline permission 01/00802/OUT: covering siting and height of development; design and configuration of public and open spaces; access, road layouts; footpaths and cycle routes. The application was subject to a number of conditions requiring further details to be submitted for approval regarding: car parking, landscaping, and the shared cycle way on Western Harbour Road (Application reference 13/04320/AMC).

18 November 2015 - Application for approval to discharge a selected number of reserved matters which were attached to the outline planning permission under condition 2, including the siting and height of development; design and configuration of public and open spaces; access and road layouts; and footpaths and cycle routes approved (Application reference 14/05305/AMC).

2 February 2017 - Application approved for the approval of matters specified in condition 2, covering siting and height of development, design and configuration of public and open spaces, access, road layouts, footpaths and cycle routes (Scheme 2) approved. (Application reference 16/05618/AMC).

31 May 2017 - Application submitted for approval of matters specified in condition 2, covering siting and height of development, design, and configuration of public and open spaces, access, road layouts, footpaths and cycle routes at Grantor Harbour, West Harbour Road (Application reference 17/02484/AMC). Permission granted.

11 September 2019- Planning application for formation of access roads and footways and public realm; and associated quay edge retention scheme, to serve the Granton Harbour plot 29 (residential development) and plot 35 (hotel development) refused (Application Reference 19/00844/FUL).

24 September 2019- Application for approval of matters conditioned under application number 2 of outline planning application reference 01/00802/OUT regarding the erection of buildings containing residential flats, hotel and serviced apartments; formation of road access, parking, and open space at plots 29 and 35 allowed on appeal (Application reference 17/05306/AMC).

10 July 2020 - Permission granted for the formation of access roads and footways to serve Granton Harbour plots 7B and 8C residential development (Application Reference 20/02026/FUL).

29 October 2020 - Planning permission appeal dismissed for the formation of access roads and footways and public realm; and associated quay edge retention scheme, to serve the Granton Harbour plot 29 (residential development) and plot 35 (hotel development) (Application reference 20/01368/FUL).

20 May 2021 - Deemed refusal - Formation of access roads, cycle ways and public realm areas around Granton Harbour Plot 35 (as amended)(Application reference 20/05731/FUL).

Main report

3.1 Description of the Proposal

The proposal is for mixed use development containing residential flats, houses and commercial/retail units.

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 is located within the Edinburgh Waterfront: Granton Harbour area identified in the Edinburgh Local Development Plan (LDP).

This is part of an identified housing proposal site for a major housing-led mixed use regeneration opportunity. The development principles for the site are outlined in policy EW 2c), which states that proposals will be expected to:

- complete the approved street layout and perimeter block urban form
- provide a housing mix that is appropriate to the site in terms of placemaking and would maximise completions within this urban regeneration proposal within the plan period
- meet the convenience shopping needs of new and future residents and to include tourism and waterfront-related leisure and entertainment uses
- complete the relevant section of the waterside Edinburgh Promenade
- provide for retained and improved mooring facilities and boat storage and retain Middle Pier as a 'working pier'
- provide a strategic flood risk assessment.

As this forms part of the wider waterfront area, LDP Policy Del 3 (Edinburgh Waterfront) will be of relevance to the assessment of the application. This policy states that planning permission will be granted for development which maximises the development potential of the area, creates a series of mixed use sustainable neighbourhoods, provides a mix of house types, sizes and affordability, and provides open space to meet the needs of the local community.

The proposal includes commercial/retail units. LDP Policy Ret 7 (Entertainment and Leisure Developments -Preferred Locations) states that planning permission will be granted for high quality, well designed arts, leisure and entertainment facilities and visitor attractions around the Granton Waterfront provided:

- the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character
- the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents
- the development will be easily accessible by public transport, foot and cycle.

A master plan showing residential blocks, new cycle infrastructure and a revised harbour edge was approved by the Development Management Sub-Committee on 25 May 2021 (Application Reference: 17/02484/AMC).

LDP Policy Hou 2 (Housing Mix) will apply in relation to assessing the mix of house types and sizes.

b) Impact on listed buildings

The application site overlies the category B-listed, western arm of the harbour's Victorian breakwater completed in 1851. This part of the application site has been identified as being of archaeological importance. The proposal will be assessed in relation to Sections 59 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 including policies Env 3, Env 4 and Env 9. Any works directly affecting the breakwater will require a separate application for Listed Building Consent.

c) Design, Scale and Layout

Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance. Detailed information will be required in relation to the height, materials and form of the proposed units.

An assessment on amenity of neighbouring and future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity) will also be required. This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3.

d) Access and transport

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.

e) Other Environmental Factors

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.

The proposal will require a new rock revetment in line with a repositioning of the harbour edge. Full details of the rock revetment to be constructed, including wave modelling results where appropriate will be required to support the application.

As the application will include coastal works affecting a harbour wall the application will fall under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Planning Authority is therefore required, by law, to undertake screening to determine whether an Environmental Impact Assessment is required.

In order to support the application, the following documents should be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Archaeology Statement;
- Transport Information;
- Full details of the rock revetment and wave modelling data where appropriate;
- Flood Risk Assessment and Surface Water Management Plan;
- Sustainability Report and S1 Form;
- Daylighting, Privacy and Overshadowing information;
- Phase 1 Site Investigation Report 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face to face public event.

A website has been organised and run by Wilson+Gunn Architects, at: www.wilsongunnarchitects.com/35a.

A presentation of the proposals was made available on this website from 17 June until till 5pm on 7 July, with users able to add comments. The website includes a Frequently Asked Questions section. A Live Video Session with the design team was also held on 30 June from 6pm to 9pm. This was accessed via the website noted above. In addition, telephone calls could be made to Wilson+Gunn Architects at 0141 331 0377 and a Live Chat option was available via the website, Mon-Fri /1pm till 3pm during the consultation period. The consultation process was publicised in an advert in the Edinburgh Evening News on Wednesday 9 June. Posters advertising the consultation were displayed in various locations in the Granton area, including Granton Library.

Documentation relating to this Proposal of Application Notice was sent by the applicant to Ward Councillors and to Granton & District Community Council.

Background reading/external references

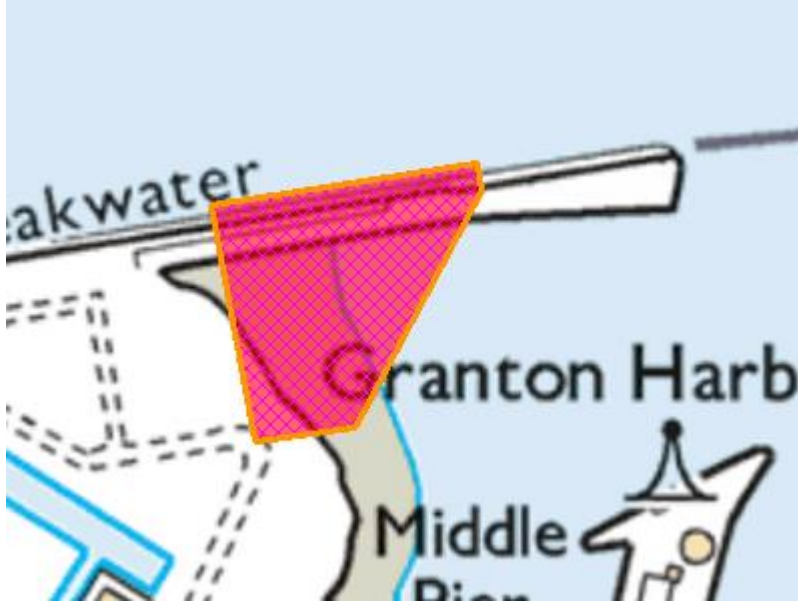
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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