

Development Management Sub Committee

Wednesday 22 September 2021

Report for forthcoming application by

Tom Valente, HUB for Proposal of Application Notice

21/04608/PAN

at 29 Beaverhall Road, Edinburgh, EH7 4JE.

Redevelopment of the site for residential dwellings incorporating affordable homes, private amenity and open space as well as the re-provision of cultural/arts workspace / commercial space.

Item number

Report number

Wards

B12 - Leith Walk

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 including residential units, commercial and arts/cultural floorspace.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice 21/04608/PAN on Wednesday 01 September 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 proposal relates to a cluster of buildings located on the west side of Beaverhall Road; including a vacant factory and office building at no.27 and a personal training studio/gym at no.29. The site covers an area of approximately 0.5 hectares. The current height of the existing factory building sits at approximately 11m. It is comprised of a concrete frame, red facing brick with high level glazing white UPVC and felted flat roof. There is an extension to rear of building towards the north edge of the site with a sun canopy towards the south edge.

The site is close to Broughton Road which provides connections to the city centre and beyond. The area is well connected to open green space with St. Mark's Park and the Water of Leith to the north.

Although traditionally an industrial area, Beaverhall is an area of change, with an increasingly residential character. The north of the area is characterised by residential development, whilst the west, south and east of the surrounding area is a mix of residential, offices and light industrial uses.

2.2 Site History

14 April 2005 - Planning permission granted - Alter and extend offices, provide second storey with pitched roof (application reference: 05/00321/FUL).

22 March 2010 - Planning permission granted - Change of use from a showroom to a personal training studio (application reference: 10/00304/FUL).

Main report

3.1 Description of the Proposal

The proposal is for the demolition of the existing buildings and the redevelopment of the site for residential dwellings incorporating affordable homes, private amenity and open space as well as the provision of cultural/arts workspace/commercial space.

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 having regard to the development plan;

The site is located in the Urban Area as identified by the Local Development Plan (LDP). LDP Policy Hou 1 (Housing Development) supports housing development at suitable sites within the Urban Area, subject to other LDP policies. Proposals for residential development would be expected to address the principles of LDP Policy Hou 2 (Housing Mix), which requires an appropriate mix of residential units to meet the needs of the range of household types in the area, with regard to other considerations. Proposals would also be expected to demonstrate compliance with the terms of LDP Policy Hou 6 (Affordable Housing).

The existing site is in employment use. LDP Policy Emp 9 (Employment sites and premises) permits the introduction of non-employment uses on the proviso that they will not prejudice or inhibit the activities of any nearby employment use; and the proposal contributes to the comprehensive regeneration and improvement of the wider area.

Although the building is not listed, the mural located on the east elevation of 27 Beaverhall Road is potentially of significant local interest. In line with the requirements of policy Env 9 supporting information will be required to justify the loss of this feature.

b) 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. The design approach must be based on a thorough understanding of the surrounding context. The proposal should not adversely impact on key local views and wider city views as identified in Edinburgh Design Guidance.

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.

c) Access and transport

The proposal shall have regard 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.

d) Other Environmental Factors

The site is identified within a 1 in 200 year flood zone on the SEPA Flood Maps. A Flood Risk Assessment will be required to confirm that the drainage proposals can

accommodate the 1:200-year storm event, including a 40% climate change uplift. An appropriate Surface Water Management Plan will be required in support of this.

- Air Quality Impact Assessment;
- Arboriculture Impact Assessment;
- Daylight, Overshadowing and Privacy Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Heritage Assessment
- Landscape and Visual Impact Appraisal;
- Landscape Strategy;
- Noise Impact Assessment.
- Phase 1 Site Investigation Report;
- Phase 1 Habitat and Protected Species Survey;
- Planning Statement;
- Pre-Application Consultation report;
- Sustainability Statement;
- Sustainability Form S1;
- Transport Statement.

The application will need to be screened for an Environmental Impact Assessment including the cumulative impact of the proposals.

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

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.

The proposal is to be advertised in Edinburgh Evening News on 21 September 2021. Public consultation will also include a dedicated project website (www.beaverhallhouse.co.uk) which will go live on 21 September 2021. The website will host an interactive consultation event on 28 September 2021 between 3pm and 7pm. A second consultation event is anticipated but the date and time are still to be confirmed. The website will be promoted on social media platforms. A flyer is to be distributed in the local area and a freepost envelope enclosed promoting online consultations seven days prior to events. A copy of the Notice has also been sent to Broughton Spurtle a local newsletter.

New Town/Broughton Community Council, Stockbridge and Inverleith Community Council and Leith Central Community Council received a copy of the Proposal of Application Notice.

The following Councillors were sent a copy of the Notice:

Leith Walk Ward Councillors

- Councillor Amy McNeese-Mechan; Councillor Rob Munn; Councillor Susan Raw; Councillor Lewis Ritchie

Inverleith Ward Councillors (adjoining ward)

- Councillor Gavin Barrie; Councillor Max Mitchell; Councillor Hal Osler; Councillor Iain Whyte

City Centre Ward Councillors (adjoining ward)

- Councillor Karen Doran; Councillor Claire Miller; Councillor Joanna Mowat; Councillor Alasdair Rankin

Other Councillors:

- Councillor Adam McVey, and Councillor Kate Campbell.

Copies of the Proposal of Application Notice have also been sent to Macdonald Road Library; Stockbridge Library; Broughton Primary School; Cold Town Brewery and the Royal Botanic Garden.

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

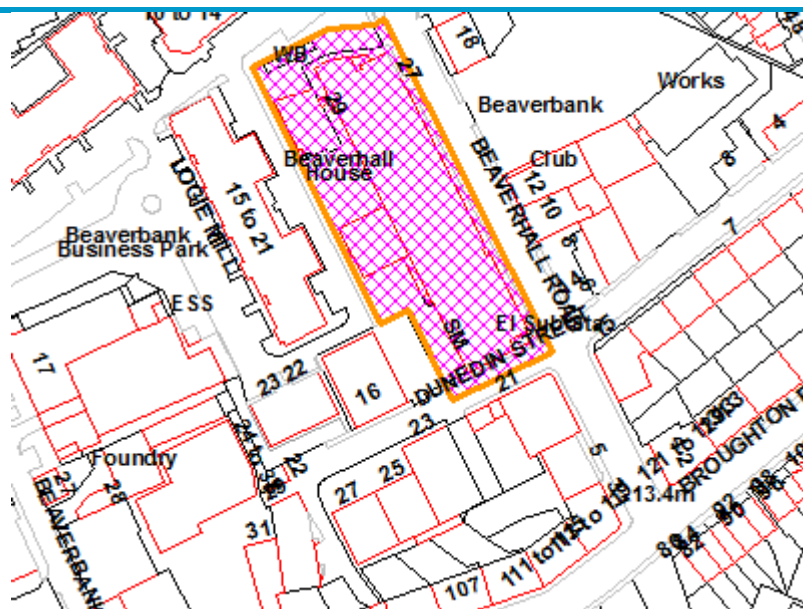
PLACE

The City of Edinburgh Council

Contact: Jamie Carver, Planning Technician

E-mail:jamie.carver@edinburgh.gov.uk Tel:0131 529 3484

Location Plan



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