

Development Management Sub Committee

Wednesday 8 December 2021

Report for forthcoming application by

Tom Valente, HUB. for Proposal of Application Notice

21/05638/PAN

**at 23-27 & 16 Dunedin Street, Edinburgh, EH7 4JG.
Redevelopment of the site for residential dwellings
incorporating affordable dwellings, private amenity and
open space as well as ground floor 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 in principle for a residential development and commercial uses at 23-27 & 16 Dunedin Street, Edinburgh. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 21/05638/PAN on 25 October 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 north and south side of Dunedin Street; including low rise industrial buildings housing car hire facilities with parking, and indoor climbing area. The site including the intervening road covers an area of approximately 0.3 hectares.

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

No relevant planning history.

Neighbouring Sites

1 September 2021 - PAN approved for the adjoining site to the north east (29 Beaverhall Road, Edinburgh) for 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. (21/04608/PAN)

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for residential development including private housing, affordable housing, amenity and open space and ground floor commercial units. No details have been submitted of number of units, type of housing, layout, access or design.

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.

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

- Pre-application Consultation Report;
- Air Quality Impact Assessment dependant on proposed parking levels;
- Daylight, Overshadowing and Privacy Assessment;
- Design and Access Statement;

- Flood Risk Assessment and Surface Water Management Plan - *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.*;
- Landscape and Visual Impact Appraisal;
- Landscape Strategy;
- Noise Impact Assessment.
- Phase 1 Site Investigation Report;
- Phase 1 Habitat and Protected Species Survey;
- Planning Statement;
- Sustainability Statement and Form S1;
- Transport Statement.

e) Other Considerations

Proposals will need to be considered against the 13 policy principles on sustainable development as set out in SPP as a significant material consideration due to the LDP being more than 5 years old. A detailed assessment against each of the principles is required.

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 17 November 2021. Public consultation will also include a dedicated project website (www.23-27dunedinstreet.co.uk) which will go live on 17 November 2021. The website will host an interactive consultation event on 24 November 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. 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 and Councillor Lewis Ritchie

Inverleith Ward Councillors (adjoining ward)

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

City Centre Ward Councillors (adjoining ward)

- Councillor Karen Doran; Councillor Claire Miller; Councillor Joanna Mowat and 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 and the Cold Town Brewery.

Background reading/external references

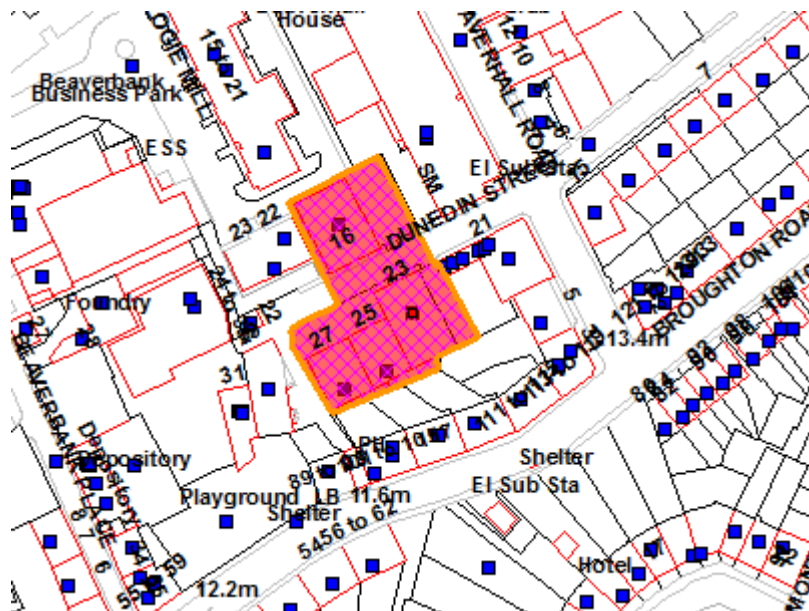
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David Givan

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Location Plan



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