

Development Management Sub Committee

Wednesday 12 January 2022

**Application for Planning Permission 21/04049/FUL
at land 199 Metres southeast of, 1 Waterfront Avenue,
Edinburgh.**

Mixed use development to include (approximately) 75 residential units and (approximately) 3 commercial units. The commercial units will be either class 1 (shop), class 2 (financial, professional and other services), class 3 (food and drink) or class 4 (business). The development will include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure. (As Amended).

Item number

Report number

Wards

B04 - Forth

Summary

Compliance with the Listed Buildings Requirements

The historical assets within the area have been assessed against the relevant legislation, guidance and LDP policies. The site was previously developed and is part of wider longstanding regeneration proposal which has an aim of creating new urban quarters in this part of the city. The proposals preserve the setting of surrounding listed buildings in accordance with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Compliance with the Development Plan

The principle of housing led mixed use development is supported by Local Development Plan Policy Hou 1 (Housing Development) and Policy Del 3 (Edinburgh Waterfront).

The design and layout of the proposals complies with the Policy Des 2 (Co-ordinated Development), Policy Des 7 (Layout Design) and meets the development principles set out in the LDP for the site. The height and materials proposed acceptable for the locality in line with Policy Des 4 (Development Design - Impact on Setting). The proposed housing mix and density complies with Policy Policies Hou 2 (Housing Mix) and Hou 4 (Housing Density). The proposal also accords with the principles set out in the Granton Waterfront Development Framework. The proposals will provide an acceptable level of amenity for existing and future occupants in line with Policy Des 5 (Development Design - Amenity) There are no unacceptable issues in relation to transport measures with parking measures in accordance with Policies Tra 2 (Private Parking) and Tra 3 (Private Cycle Parking).

In all other aspects the proposal accords with the Development Plan and generally complies with the relevant Non-Statutory Guidance.

The proposal complies with the policy principles of sustainable development set out in Scottish Planning Policy (SPP). There are no other material considerations which outweigh this conclusion.

The proposal is acceptable. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDEL01, LDEL03, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN03, LEN09, LEN12, LEN16, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LHOU10, LTRA02, LTRA03, LTRA04, LTRA08, LRS01, LRS06, NSG, NSGD02, NSHAFF, NSLBCA, SGDC, HES, HESSET,

Report

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Recommendations

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

Background

2.1 Site description

The application site, covering approximately 3 hectares, is located within the Granton Waterfront Development Framework (GWDF) area and forms parts of sites D1, D2 and D4. The main part of the site is currently in use as a car park.

The site is bounded by the B listed former Granton Gasworks railway station (listed 10 November 1998, reference LB45794) to the west. To the southwest is a petrol filling station.

The eastern section of the site contains trees and scrubland. Along the eastern boundary is a foot/cycle path. The site extends northwards to cover a section of Waterfront Avenue.

Vehicular access is provided via Waterfront Avenue at the north of the site.

2.2 Site History

28 February 2001 - outline planning permission granted for mixed use development (including retail, food and drink, public house, residential, education, business, leisure/assembly/hotel, open space, and associated landscaping)(as amended) This included the Fosters Masterplan, at 4 Marine Drive/11 West Shore Rd and covered part of the site western part of the site (application reference: 00/01169/OUT). Masterplan partly implemented, permission now lapsed.

27 March 2009 - renewal of previous planning permissions for a temporary commercially operated public car park on the site (application reference: 08/04243/FUL).

22 October 2020 - planning permission granted for the refurbishment of former Granton station building to include continued Class 4 Business use with ancillary service space, external removals and adaptations to the building and additional works to the surrounding site to remove structures and to provide improved access and enclosure to the west of the site (application reference: 20/02717/FUL).

22 October 2020 - listed building consent granted for the refurbishment of former Granton station building including external and internal alterations to the building and additional works to the surrounding site to remove structures and to provide improved access and enclosure to the west of the site (application reference: 20/02718/LBC).

22 April 2021 - planning permission granted for public realm works and resurfacing of pavement adjoining Waterfront Avenue in relation to the former Granton Station building (application reference 21/00713/FUL).

Main report

3.1 Description of the Proposal

The proposal is a mixed-use development which includes 75 residential units and three commercial units to the south of Waterfront Avenue. The site has been identified as a pilot for the Edinburgh Home Demonstrator Programme. This aims to develop a new housing delivery model which is specifically a method of design, construction and delivery that is based on off-site construction and will deliver net zero carbon homes.

The proposal is split into two blocks set around a central landscaped courtyard with the western boundary formed by the existing station building and boundary wall.

Block 1 is at the north of the site. This is split into 18 one bedroom units, 9 two bedroom units and 10 three bedroom units. The three ground floor commercial units front onto Waterfront Avenue. These units measure 76 sqm, 147 sqm and 134 sqm. The applicant has confirmed that it is applying for class 1 (shops), 2 (financial, professional and other services), 3 (food and drink) or 4 (business) for each unit. Unit 2 has been shown with the potential to be subdivided into two units.

The block fronts onto Waterfront Avenue and the new route into the site. The building is predominately six storeys in height but drops to four storeys adjacent to the station building.

Block 2 is at the south of the site split from the northern block by an entrance point into the rear courtyard. This comprises 12 one bedroom units, 17 two bedroom units and 9 three bedroom units. The northern part of the block matches the six storeys in height of block 1, before dropping to four storeys.

Both blocks share the same general design. The primary material is red brick with recessed window panels, brick piers and red precast lintels and cills used to split up the primary elevations. A buff brick is proposed for the ground floor base course. Ordered fenestration is proposed with the windows coloured grey throughout. The shop units have glazed frontages.

The building has a hipped pitched roof that utilises concrete tiles. Photovoltaic panels are also proposed.

Access is taken from Waterfront Avenue to the north. A new route running north/south is created that terminates as a hammerhead adjacent to the proposed single storey Air Source Heat Pump building. Six car parking spaces are proposed along this new street, comprising four accessible spaces and two car club spaces. An underground waste collection system is proposed.

Cycle parking is proposed in two sections within the rear courtyard area (169 spaces). Five spaces are proposed for the commercial uses.

Path connections are proposed at the east of the site to link in with the existing cycle path. A new connection is also proposed at the southwest of the site through to the adjacent station building site.

At the northern part of the site a SUDs pond is proposed.

The redline boundary site contains an area for further development identified as Plot D4. The proposals only contain illustrative plans for this area to indicate how the site could be developed, but these are not being applied for through this application.

Supporting Documents:

The following documents were submitted in support of the application:

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement and Addendum;
- Landscape Design and Access Statement;
- Sustainability Form and Energy Statement;
- Flood Risk Assessment and Drainage Strategy;
- Preliminary Ecological Assessment;
- Arboricultural Impact Assessment;
- Transportation Statement and
- Noise Assessments

These are available to view on the Planning and Building Standards Online Service.

3.2 Determining Issues

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material due to the development plan being over 5 years old;
- equalities and human rights;
- public representations and
- any other identified material considerations.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals preserve and enhance the setting of the neighbouring listed buildings;
- b) the principle of development is acceptable on this site;
- c) the proposal will not have a damaging impact upon trees;
- d) the design, scale and layout are appropriate to the site;
- e) the proposals safeguard the amenity of existing occupiers and provide a satisfactory standard of amenity for future occupiers;
- f) there are any transport issues;
- g) any other material considerations are addressed;
- h) any impacts on equalities or human rights are acceptable and
- i) representations raised have been addressed.

a) Listed Buildings

Section 59 (1) and (3) of the Listed Buildings and Conservation Areas Act provides:

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

(3) In this section, 'preserving', in relation to a building, means preserving it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character, and 'development' includes redevelopment."

If listed buildings or their settings are affected, it is necessary to consider whether the proposed development would adversely affect any of the listed buildings on the site, or any features of special architectural or historic interest which they possess, or the setting of any listed building outwith the site.

If it is found that the development would adversely affect any listed buildings, a strong presumption against the proposed development arises and it is necessary then to consider whether this development is an exceptional case where the presumption may be overridden in favour of development which is desirable on the ground of some other public interest.

Local Development Plan (LDP) Policy Env 3 (Listed Buildings - Setting) states that development affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

To the west of the site is the B listed former Granton Gasworks railway station (listed 10 November 1998, reference LB45794).

The station dates from 1898-1904 and is one of a few surviving elements of the once expansive Granton Gasworks which, contemporary with the station building, extended to the West and North of the site. Other surviving structures include the gasholder to the north and gatehouse to the west.

The building was designed by W R Herring and comprises a 2-storey, 7-bay rectangular former railway station and office block for the gasworks. Designed in the plain Edwardian classical design with Baroque pediment it is composed of red brick with contrasting yellow brick and ashlar sandstone dressings with bays divided on all sides by giant yellow brick pilasters with fluted ashlar capitals and slightly projecting red brick pedestals with ashlar coping.

The principal elevation faces west and is symmetrically arranged. Planning permission and listed building consent has recently been granted to repurpose the building alongside a permission for public realm works around the building. The new public realm and entrance to the refurbished station will reinforce the focal point on the front of the listed building.

Historic maps show that the area to the east of the station (the location of this current planning application) has largely remained undeveloped aside from the more recent car park.

Though the station building is multi-sided with openings on all four sides, the application site is adjacent to the rear of the building and the existing boundary wall will remain in place.

The area has been designated for development for a number of years and it is recognised that the existing immediate context is a temporary condition. The Granton Waterfront Development Framework (GWDF) designates Plot D1 for residential led mixed use development and shows an area within the development plot for creating a setting for the listed station building.

The proposals contain a central landscaped courtyard area with no blocks immediately adjacent to the building. This helps to create a buffer from the proposed new build and retains an element of openness. The gap between Block 1 and Block 2 will allow for views towards the rear of the station.

In terms of height, massing, form and detailing, the submitted Design and Access Statement (and addendum) set out the approach to development.

The height of the buildings nearest to the station is four storeys and these have been located to form a backdrop to the station building, framing it from certain views and retaining space around it. The higher elements have been located further away and provide more of a backdrop with hipped roofs to provide commonality with the existing station. The perimeter style of the buildings, providing frontages on the existing and proposed streets and general heights follow what has been set out in the GWDF.

The proposals aim to be sympathetic to the station building's design and have taken inspiration from use of materials and details. The primary material utilised is brick, with a red brick and a buff brick chosen to tie in with the listed building. Further elements include the use of brick piers and window details to provide a contemporary interpretation of the station.

Although the proposals will alter the immediate setting of the building, the layout, heights and design elements do not cause it harm and focus will still remain on the primary elevation of the building. As part of a programme of regeneration, the setting of the listed building will be preserved by bringing vacant brownfield site into use and adding value to an unkempt area of land.

The category B listed Gas Holder (reference LB45793, listed 10 November 1998) is located further north west of the site. Its environment has been altered in recent years with the demolition of the majority of the associated gas works buildings, and the ongoing re-development of the locality for a variety of uses. The Scottish Gas office building sits between the site and gas holder.

The GWDF also identifies the land around the gas holder for development. Consequently, there will be future development of potentially three to five storeys between the application site and the gasholder. This will further urbanise the wider area adjacent to the development and therefore the proposed development on the application site will not have a detrimental impact on the setting of the Gas Holder.

Caroline Park House is category A listed and is located further north of the site. It sits in its own grounds and it is largely screened by existing trees. The location and design of the proposals will not harm its setting.

The historical assets within the area have been assessed against the relevant legislation, guidance and LDP policies. The site was previously developed and is part of wider longstanding regeneration proposal which has an aim of creating new urban quarters in this part of the city. The proposals preserve the setting of surrounding listed buildings in accordance with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) Principle

The eastern part of the site is located within Edinburgh Waterfront: Central Development Area (EW 2b) in the Edinburgh Local Development Plan (LDP). The western part of the site, which includes Plot D1 is located within the Edinburgh Waterfront: Forth Quarter (EW 2a) in the LDP.

The site is part of an identified housing proposal site for a major housing-led mixed use regeneration opportunity. The development principles for both EW 2a and 2b cover similar matters including, completing the approved street layout perimeter block urban form, providing housing-led development and a housing mix that is appropriate to the site in terms of placemaking.

LDP Policy Del 3 (Edinburgh Waterfront) sets out that planning permission will be granted for development which will contribute towards the creation of new urban quarters at Granton Waterfront. This requires (amongst other matters) comprehensively designed proposals which maximise the development potential of the area, the provision of a series of mixed use sustainable neighbourhoods, proposals for a mix of house types, sizes and affordability and transport measures such as the provision of a network of paths for pedestrians and cyclists.

LDP Policy Hou 1 (Housing Development) states that priority will be given to the delivery of housing land supply and relevant infrastructure including as part of the mixed use regeneration proposals at Edinburgh Waterfront.

The approved GWDF principles indicate that the site is for residential use with the potential for non-residential ground floor uses.

The relevant LDP policies and designations establishes the principle of housing led mixed use on the site. Residential development is therefore acceptable in principle. The commercial units will front onto Waterfront Avenue and are at the most appropriate location within the site. Having a mix of uses in a development can help both its sustainability and the sustainability of an area as a whole.

The proposed ancillary uses are welcomed to provide local services and employment opportunities and create active frontages.

c) Trees

LDP Policy Env 12 (Trees) states that development will not be permitted if it is likely to have a damaging impact on these trees, unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

An Arboricultural Impact Assessment has been submitted as part of the application. This recorded one individual tree (T1), ten groups of trees (G1-G10); and two hedges (H1-H2) within influencing distance of the site. Many of which have an unkempt appearance.

To enable the development to come forward, areas of trees will need to be removed from the site. These have been identified as

G1 - mix of sycamore, alder, birch, scots pine and willow species identified as category c.

G2 - birch and willow species identified as category c.

G4 - lime species identified as category b.

G6 - mix of alder, birch, scots pine, and willow species identified as category c.

G7 - mix of alder, birch, scots pine, and willow species identified as category c.

The arboricultural study notes that across the groupings of G1, G2, G4, G6 and G7 that an area of 0.36 ha will be removed to facilitate the development. No individual trees or hedgerows are proposed to be removed.

The site is a long standing development site and has been identified for redevelopment in the Granton Waterfront Development Framework. The loss of the trees on the parts of the site identified for development is acceptable. The majority of identified groupings of trees have been identified as category c which are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

The proposals include replacement planting with 144 trees proposed within the development site alongside a number of shrubs and ornamental planting areas. A wetland flower mix is also proposed for the SUDS area.

Tree protection measures for trees such as the existing street trees along Waterfront Avenue and the groupings of trees on the adjacent Plot D4 are proposed. A condition in relation to these measures is recommended.

d) Design, Scale and Layout

LDP Policies Des 1 - Des 8 set a requirement for proposals to be based on an overall design concept which draws on the positive characteristics of the surrounding area with the need for a high quality of design which is appropriate in terms of height, scale and form, layout, and materials. The design of any future application will be considered against these policies.

Proposals should accord with the approved Granton Waterfront Development Framework principles (February 2020), which state that the site is identified for housing-led mixed-use development.

Design and Layout:

Policy Des 2 (Co-ordinated Development) states that planning permission will be granted for development which will not compromise: a) the effective development of adjacent land; or b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.

The proposal follows the illustrative layout contained within the GWDF and provides an active frontage onto Waterfront Avenue. Information has been provided to demonstrate how the adjacent land at plot D4 can come forward in line with Policy Des 2 (Co-ordinated Development).

The proposal establishes a perimeter block urban form, as set out in the LDP development principles. This has a primary frontage to the north, with a secondary frontage onto the new street created into the site. There is a gap between the blocks which is required for refuse collection. The location of the blocks ensures that spaces will be overlooked. A number of ground floor flats have front door access, which will aid in providing activity to the streets.

Car parking has been kept to a minimum and is provided on-street meaning it does not dominate the proposals.

The elevational design is influenced by the nearby listed station and seeks to incorporate some of its features in a contemporary manner. This includes brick piers to emphasise the verticality of the elevations, window surround detail with pre-cast lintels and mullions, windows set in recessed panels to provide interest and depth and also a string course running along the elevations.

At the rear of the property effort has also been made to continue the detailing with soldier courses and ordered fenestration windows

The general design is acceptable and proposes a form of development that will help create a sense of place through the design of the buildings. The layout will link in with the adjacent areas.

Materials:

The GWDF sets out that a palette of robust, natural materials, which are appropriate for the waterfront conditions, should be developed. The material palette should provide coherency across character areas but allow for variety to be incorporated in terms of colour, tone, texture and mixed materials. Materials should be durable and suitable for the marine climate, e.g., brick, stone, metal panels.

The materials and detailing have been selected in reference to the adjacent station and take account of the GWDF. The main materials are a red and a buff brick for the elevations. Precast lintels, mullions and cills in a dark red to match the brick. Dark grey windows, concrete roof tiles and standing seam zinc.

Subject to a condition which requires details to be submitted and agreed, materials are acceptable.

Height:

The LDP sets out, amongst other matters, that development at Edinburgh Waterfront should create distinctive, high density urban quarters.

The GWDF sets out that the majority of the site should have a height range from 3-5 storey blocks (four storey average) with some six storey blocks at key locations.

The proposed development fits in with the heights advocated within the GWDF. The proposals contain four and six storey elements. The six storey sections have been proposed along the north eastern part of the site and along the eastern elevation of Block 1 and the adjacent northern section of Block 2. The lower elements are located closest the listed station building and further into the site away from Waterfront Avenue.

Waterfront Avenue can be considered a key location as an entrance point into this part of the Granton. It also provides some definition by enclosing the wide street between the Scottish Gas office building.

The heights proposed are acceptable.

Density:

LDP Policy Hou 4 (Housing Density) states that the Council will seek an appropriate density on sites giving regard to the characteristics of the surrounding area, the need to create an attractive residential environment, accessibility and need to encouraging local services.

The density of the proposal is 83 dwellings per hectare (dph). This excludes the area within the site boundary shown as future development for Plot D4. It also does not take account of the ground floor commercial units.

The GWDF states that the proposed density and massing of development should ensure Granton has an urban feel, pleasant streets, well-lit back courts and people centred spaces.

Housing Mix and Sizes:

LDP Policy Hou 2 (Housing Mix) seeks the provision of a mix of house types and sizes where practical.

A range of one-, two- and three-bedroom units are proposed across the site. A total of 19 units (25%) contains three or more bedrooms designed for growing families, which meets the requirements of the Edinburgh Design guidance.

The Edinburgh Design Guidance includes recommended internal floor areas for flat sizes. The proposal complies with these recommended minimum sizes.

The Design and Access statement states that 10% of the social rented properties will be provisioned for those who are physically disabled or wheelchair users.

The Edinburgh Design Guidance states that single aspect dwellings should not make up more than 50% of the overall dwelling numbers. All the properties are dual aspect.

Overall, the design, scale and layout are acceptable. The design and layout of the proposals complies with the Policy Des 2 (Co-ordinated Development), Policy Des 7 (Layout Design) and meets the development principles set out in the LDP for the site. The height and materials proposed acceptable for the locality in line with Policy Des 4 (Development Design - Impact on Setting). The proposed housing mix and density complies with Policy Policies Hou 2 (Housing Mix) and Hou 4 (Housing Density). The proposal also accords with the principles set out in the Granton Waterfront Development Framework.

e) Amenity

LDP Policy Des 5 (Development Design - Amenity) seeks to ensure that the amenity of neighbouring residents is not adversely affected by development and that future occupiers of residential properties have acceptable levels of amenity.

Noise and Odour:

Noise assessments have been provided in relation to the potential impact from the proposed air source heat pump plant, the proposed commercial units and the proposed commercial units in the nearby station building.

In relation to the ASHP building the noise assessment states that the predicted noise levels will be below NR25 inside the nearest dwellings. The applicant has also confirmed that the ASHP will be controlled by way of a factor allowing any noise issues going forward to be addressed.

In relation to the commercial elements, an assessment of noise ingress to the residential units is provided alongside recommendations on sound insulation and plant noise attenuation. It is recommended that a condition is used to ensure that the noise mitigation measures in relation to separating walls and floors, plant louvres and ventilation extraction are carried out.

The applicant has applied for potential class 3 use in all of the commercial units. Ventilation provision has been made with flues that terminate at the roof level for two of the units. A condition is recommended in relation to ventilation for any class 3 uses that may be taken up. The third commercial unit does not contain ventilation details, therefore a condition is recommended to restrict the cooking equipment in this unit.

Environmental Protection does not object to the application, subject to the use of conditions.

Accordingly, with the use of conditions the proposals will not have a detrimental impact on residential amenity.

Privacy:

Privacy distances have been taken into account when setting out the position and orientation of the proposed buildings within the site.

The window-to-window distances across the rear courtyard between Block 1 is approximately 24 metres.

The gap between Block 1 and Block 2 is approximately 13 metres, though there are limited windows in the gable of Block 1.

Where Block 2 returns on itself there will be a distance of seven metres but the angles of the elevation will limit direct overlooking.

The information supplied for the potential development on the adjacent plot D4 means that there will be no overlooking issues due to the width of the street.

The privacy distances are acceptable.

Daylighting:

The submitted Daylighting Study analyses 224 windows proposed within the development. It shows that 12 windows in the gable end of Block 2 do not meet the Vertical Sky Component (VSC) method of measuring daylight.

The windows are at the ground, first and second floors and predominately relate to open plan kitchen/living rooms which are also dual aspect. In this instance impacts on daylighting are minimal.

As the site and surrounding area is largely vacant, daylighting analysis has been provided to demonstrate any potential impact by using a notional development for the adjacent Plot D4. The information shows that Plot D4 has a negligible influence on the windows on Block 1 and 2 of the Plot D1 development. As the details for Plot D4 are shown as indicative, this will need to be assessed fully when development proposals come forward.

The proposed daylighting impacts are acceptable.

Overshadowing:

The Edinburgh Design Guidance sets out that new amenity areas should receive two hours of sunlight to at least 50% of their area at the Spring Equinox (March 21).

Shadow path analysis has been provided to demonstrate that the proposed garden areas meet this requirement.

Open space:

LDP Policy Hou 3 (Private Green Space) sets out that for flatted developments there should be 10 sqm of open space provision per flat except where private space is provided. A minimum of 20% of the site should be greenspace.

Private and communal gardens should be designed for use by residents for a range of functions, including space for play, seating, food growing, tree planting and drying laundry.

The central courtyard area comprises an area of 2496 sqm of private open space for the 75 flats which exceeds the 10 sqm per flat requirement.

The courtyard area has been designed to include community gardens, areas of seating, space for growing and also drying facilities. An area within the central section is proposed as a parkland garden with areas of woodland planting and natural play features. The landscaping plans also incorporate rain garden features.

There are also areas of public open space providing a further 935 sqm of open space. Taking plot D1 by itself approximately 38% of the site is open space.

The proposals meet the requirements of Policy Hou 3 (Private Green Space).

In summary, the development will provide an acceptable level of residential amenity in accordance with LDP Policy Des 5 (Development Design - Amenity). The proposal also meets the requirements of Hou 3 (Private Green Space).

f) Transport

The transport objectives set out in the Local Development Plan (page 126) state that development should:

- Minimise the distances people need to travel;
- Promote and prioritise travel by sustainable means, i.e. walking, cycling and by public transport; and
- Minimise the detrimental effects of traffic and parking on communities and the environment.

Access and Traffic Generation:

A Transport Statement has been provided. This provides an assessment of the transport considerations associated with the proposal. The Roads Authority has no objection to the application.

Vehicular access is proposed from Waterfront Avenue to the north, with limited car parking proposed the Transport Statement anticipates a low number of traffic movements which will not have a significant effect on the road network.

The site is an accessible location close to a number of bus stops on Waterfront Avenue, Waterfront Broadway and also West Granton Road to the south.

There are also a number of footpath/cycle paths in the locality, with the proposals linking into the cycle path to the east and also forming a new path access through to the west. The site is also close to the existing Waterfront Broadway local centre.

Parking:

LDP Policy Tra 2 (Private Parking) requires that developments make provision for car parking levels that comply with and do not exceed the parking levels set out in the non-statutory guidance. The supporting text to Policy Tra 2 sets out that a purpose of the policy is to generally fulfil the wider strategy of encouraging sustainable, non-car modes.

The parking standards contain no minimum amounts for car parking. The standards for zone 2 allow for a maximum of one car parking space per unit. The proposed six parking spaces (four disabled, two car club) are within the Council's standards and acceptable for the proposed 75 flats.

LDP Policy Tra 3 (Private Cycle Parking) requires that cycle parking and storage within the development complies with Council guidance. A total of 169 cycle parking spaces are proposed and split into two bike stores to serve each of the blocks. It is provided as two tier racks. This complies with the Council's minimum standards.

An informative has been added in relation to the applicant considering the provision of alternative solutions to cycle parking for different types of cycles. A condition is also recommended in relation to the details of the five cycle spaces proposed for the commercial elements of the proposal.

The Roads Authority has no objection to the proposed level of parking proposed.

In summary, the site is within an accessible location with good access to public transport and walking distance to a number of local services. The access to the site is acceptable and the level of parking proposed is within the standards.

g) Other Material Considerations

SPP - Sustainable development:

Due to the development plan being over 5 years old the Scottish Planning Policy presumption in favour of sustainable development is a significant material consideration.

To determine whether the proposals are sustainable development they require to be assessed against the sustainability principles as set out in Scottish Planning Policy. The sustainability principles are considered below.

- (i) Do the Proposals Comply with Sustainability Principle 1 of giving due weight to net economic benefit?

The development would create economic benefits in terms of construction and employment. Ground floor commercial units are proposed which will provide the opportunity for ongoing opportunities outwith the construction stage.

- (ii) Do the Proposals Comply with Sustainability Principle 2 by responding to economic issues, challenges and opportunities, as outlined in local economic strategies?

The development will deliver affordable housing above the Council's 25% requirement.

Part of the Council's 2018 Economic Strategy is to support Edinburgh's transition to a low carbon economy. The emerging strategy includes an action to transform Edinburgh's Waterfront into one of the city's landmarks, building new affordable and low carbon homes, and enhance the economic value of Port infrastructure. This references the wider development at Granton.

The Design and Access Statement sets out that the proposal is a pilot for the Edinburgh Home Demonstrator Programme. This aims to develop a new housing delivery model which is specifically a method of design, construction and delivery that is based on off-site construction and will deliver net zero carbon homes. The programme aims to streamline housing design and construction for both the benefit of the Council's house building programme, as well as those of the Edinburgh and South East Scotland City Region Deal partners.

- (iii) Do the Proposals Comply with Sustainability Principle 3 of supporting good design and the six qualities of successful places?

The development will be integrated into the wider area and proposals support good design and achieve qualities of successful places - distinctive, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient.

- (iv) Do the Proposals Comply with Sustainability Principle 4 of making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities?

The proposal represents the regeneration of a vacant site as part of a wider masterplan area. It is located close to an existing identified local centre.

- (v) Do the Proposals Comply with Sustainability Principle 5 by supporting delivery of accessible housing, business, retailing and leisure development?

Mixed use development comprising housing and affordable housing with a mix of sizes. Ground floor uses with the potential for Class 1, 2, 3 or 4 uses to be created.

- (vi) Do the Proposals Comply with Sustainability Principle 6 by supporting delivery of infrastructure, for example transport, education, energy, digital and water?

Financial contributions are required towards education and healthcare.

- (vii) Do the Proposals Comply with Sustainability Principle 7 by supporting climate change mitigation and adaptation including taking account of flood risk?

Flooding information provided and integrated SUDs proposed.

- (viii) Do the Proposals Comply with Sustainability Principle 8 of improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation?

New housing provided as part of a wider area of regeneration. There will be opportunities for play and social interaction within the courtyard area. The site is close to Forthquarter Park.

- (ix) Do the Proposals Comply with Sustainability Principle 9 by having regard to the principles for sustainable land use set out in the Land Use Strategy?

The site is currently vacant land and the proposals will provide a mixed-use development close to a local centre and transport links (existing and safeguarded for the future). It forms part of a wider masterplan area.

It also to be a demonstrator site in terms of off-site construction methods.

- (x) Do the Proposals Comply with Sustainability Principle 10 of protecting, enhancing and promoting access to cultural heritage, including the historic environment?

The application has been assessed against the potential impact on nearby listed buildings. This concludes that proposals preserve the setting of surrounding listed buildings.

- (xi) Do the Proposals Comply with Sustainability Principle 11 by protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment?

The development will result in the loss of some trees. Cycle links are proposed with the wider area. The Preliminary Ecological Assessment (PEA) did not identify any significant constraints in relation to the development of this site. The recommendations within the PEA for protecting and enhancing biodiversity on the site are to be carried through into the development.

- (xii) Do the Proposals Comply with Sustainability Principle 12 of reducing waste, facilitating its management and promoting resource recovery?

The proposals seek to use a new underground bin system, with waste collection measures agreed in principle with Waste Services. The proposals will make use of existing available infrastructure.

- (xiii) Do the Proposals Comply with Sustainability Principle 13 of avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality?

The detail design of the proposals is acceptable in amenity terms and the density of the proposal does not represent an over-development of the site. There are no issues raised in relation to air quality and a condition is recommended in relation to site investigation due to the previously developed status of the land.

Overall, the development would meet the sustainability principles as it is a mixed use proposal of an acceptable design and scale on previously developed land within a wider regeneration area. There are no significant adverse impacts that would override the significant presumption in Scottish Planning Policy in favour of development that contributes to sustainable development.

Emerging Policy Context:

NPF 4 - Draft National Planning Framework 4 is being consulted on at present. As such, it has not yet been adopted. Therefore, little weight can be attached to it as a material consideration in the determination of this application.

City Plan 2030 - While the proposed City Plan is the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Archaeology:

LDP Policy Env 8 (Protection of Important Remains) seeks to protect archaeological remains from being adversely impacted from development.

The Archaeology Officer notes that the site occurs within the limits of the early 18th century designed landscape associated with Caroline Park House and to the south of the site of the medieval Granton Castle, an area of archaeological potential.

The construction impacts may have the potential of disturbing significant remains. Accordingly, a condition requiring a suitable programme of archaeological works prior to development is recommended.

Ecology:

Policy Env 13 (Sites of International Importance) states that development likely to have a significant effect on a 'Natura 2000 site' will be permitted only, amongst other matters, if the development will not adversely affect the integrity of the area.

Policy Env 16 (Species Protection) sets out that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless for a limited number of reasons.

As part of the Granton Waterfront Development Framework a Habitat Regulations Assessment (HRA) which included appropriate assessment has been carried out. This concluded that with mitigation measures there will be no likely significant effects on the Firth of Forth Special Protection Area (SPA) (a Natura 2000 site located further north of the application site), with ecology effects considered as development phases come forward.

The submitted Preliminary Ecological Assessment in support of the application did not identify any significant constraints to the development of this site. The report makes a number of recommendations for protecting and enhancing biodiversity on the site. These include matters such as the inclusion of swift boxes, gaps below fencing to allow the movement of hedges, the use of sedum roofs on the bike stores and planting to provide habitat or avoiding berry bearing trees to avoid flocking birds congregating. The applicant has provided a document setting out how these measures will be incorporated.

Nature Scot have no comments to make on the application.

The proposals will not have a damaging effect on the Firth of Forth SPA which is located further north of the site in accordance with Policy Env 13 (Sites of International Importance) and it will not have an adverse impact on the protected species in accordance with LDP Policy Env 16 (Species Protection).

Flooding and Drainage

Policy Env 21 (Flood Prevention) states that planning permission will not be granted for development that would increase a flood risk or be at risk of flooding itself, impede the flow of flood water or prejudice existing or planned flood defence systems.

The applicant has provided the relevant flood risk assessment and surface water management information for the site as part of the self-certification (with third party verification) process.

Flood Prevention has confirmed the acceptability of the details, but require a study to confirm the condition of a culvert. This matter has been conditioned.

Scottish Water has not objected to the application.

Sustainability

LDP Policy Des 6 (Sustainable Buildings) requires that developments can demonstrate that the current carbon dioxide emission reduction targets are met (including at least half of the target being met through the use of low and zero carbon generating technologies) and that other sustainable features are included in the proposals. This can include measures to promote water conservation, SUDS, and sustainable transport measures.

The applicant has submitted the sustainability form in support of the application. The standards are to be met through the provision of a district heating system using a central air source heat pump building and photovoltaic panels.

The proposal is a major development and has been assessed against Part B of the standards. The proposal meets the essential criteria with additional desirable measures including and the use sustainable timber.

The proposal meets the current standards set out in the sustainability form.

Waste:

The proposed development is to be served by an underground refuse system. Underground systems are promoted by the Granton Waterfront Development Framework.

Waste Services has confirmed acceptability of the proposals.

Ground Conditions:

Due to the previously developed nature of the site, a condition is required to ensure the appropriate investigation and mitigation is undertaken.

The site is within an area identified by the Coal Authority as a development low risk area. The Coal Authority standing advice has been added as an informative.

Developer Contributions and Affordable Housing:

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) requires that development proposals contribute towards infrastructure provision where relevant and necessary to mitigate any negative additional impact of development. The finalised Developer Contributions and Infrastructure Delivery Supplementary Guidance August 2018 sets out the Council's approach for contributions.

A suitable memorandum of agreement will be required to secure the obligations set out below:

Affordable Housing:

LDP Policy Hou 6 (Affordable Housing) states that planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed.

There is a requirement for 18 affordable homes to be provided.

Affordable housing will account for 63 out of the total 75 units proposed. The applicant has confirmed that 48 of the units will be for social rent and 15 of the units will be for mid-market rent. The affordable housing comprises of 1, 2 and 3 bed homes, which produce a representative mix of the site as a whole.

The City of Edinburgh Council will be the landlord for the social rented homes and Edinburgh Living will be the landlord for the mid-market rented homes. The affordable homes have been designed to be tenure blind.

The level of affordable housing proposed is supported. The Memorandum of Agreement will need to secure 25% affordable housing.

Education:

Education contributions will be applied in accordance with the methodology set out in the finalised Developer Contributions and Infrastructure Delivery supplementary guidance and the figures set out in the Edinburgh Local Development Plan Action Programme of December 2021.

Communities and Families are seeking a sum of £266,625 (£265,200 index-linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment; and £1,425 for land, not indexed) based on a pro rata rate for all the flats in the development.

Contributions will not be sought for one bedroom flats or flats where there would not be a child living there. The finalised sum will be agreed between Communities and Families and the Chief Planning Officer prior to the memorandum of understanding being agreed.

Healthcare:

The site is within the Granton Waterfront Contribution Zone in the Finalised Supplementary Guidance. This identifies a cost of £945 per dwelling towards a new practice.

Transport:

The Roads Authority response identifies an optional payment towards the car club. As the applicant is proposing two car club spaces then a contribution of £12,500 (£1,500 per order plus £5,500 per car) should be provided.

Subject to the above matters being secured through a memorandum of agreement the proposals are acceptable in relation to Policies Del 1 (Developer Contributions and Infrastructure Delivery) and Hou 6 (Affordable Housing).

h) Equalities

The application has been considered in terms of equalities and human rights and there are no significant impacts that require action. The affordable housing has been designed to comply with the Housing for Varying Needs standards and to The City of Edinburgh Council housing design requirements.

i) Public Comments

Material Representations - Objection:

- loss of existing trees on the site - assessed in section 3.3c)
- angle of the path linking to the site to the cycle path to the existing cycle path - two points of access proposed.

Material Representations - General Comment:

- swift blocks should be incorporated - swift bricks to be provided.

Community Council Comments

No comments received.

CONCLUSION

Compliance with the Listed Buildings Requirements

The historical assets within the area have been assessed against the relevant legislation, guidance and LDP policies. The site was previously developed and is part of wider longstanding regeneration proposal which has an aim of creating new urban quarters in this part of the city. The proposals preserve the setting of surrounding listed buildings in accordance with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Compliance with the Development Plan

The principle of housing led mixed use development is supported by Local Development Plan Policy Hou 1 (Housing Development) and Policy Del 3 (Edinburgh Waterfront).

The design and layout of the proposals complies with the Policy Des 2 (Co-ordinated Development), Policy Des 7 (Layout Design) and meets the development principles set out in the LDP for the site. The height and materials proposed acceptable for the locality in line with Policy Des 4 (Development Design - Impact on Setting). The proposed housing mix and density complies with Policy Policies Hou 2 (Housing Mix) and Hou 4 (Housing Density). The proposal also accords with the principles set out in the Granton Waterfront Development Framework. The proposals will provide an acceptable level of amenity for existing and future occupants in line with Policy Des 5 (Development Design - Amenity) There are no unacceptable issues in relation to transport measures with parking measures in accordance with Policies Tra 2 (Private Parking) and Tra 3 (Private Cycle Parking).

In all other aspects the proposal accords with the Development Plan and generally complies with the relevant Non Statutory Guidance.

The proposal complies with the policy principles of sustainable development set out in Scottish Planning Policy (SPP). There are no other material considerations which outweigh this conclusion.

The proposal is acceptable. There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions :-

1. Notwithstanding what is shown on the drawings hereby granted, the proposed residential blocks notionally shown and located on the area of land referred to as Plot D4 are not consented.
2. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
3. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
4. The development shall be carried out in accordance with the approved landscaping scheme. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing by the Planning Authority.
5. Prior to the commencement of development a Tree Protection Plan in accordance with BS5837:2012 "Trees in relation to design, demolition and construction" to demonstrate how trees to be retained on and adjacent to the site will be protected, including the location of tree protection fences, must be submitted to and approved by the Planning Authority.
6. Prior to the commencement of development, the tree protection measures as approved in condition 5 must be implemented in full.

7. Notwithstanding the information on the submitted drawings a detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing for each development block by the Planning Authority before work is commenced that block.
8. Prior to the commencement of the construction of the superstructure or above ground works for each development block, sample panels, to be no less than 1.5m x 1.5m, shall be produced, demonstrating each proposed external material accurately indicating the quality and consistency of future workmanship for that block and submitted for written approval by the Planning Authority.
9. The noise mitigation measures (relating to separating walls and floors, plant louvres and ventilation extraction) as shown on drawing ABC-XX-XX-DR-A-0010 and dated 17.11.21 should be installed and operational prior to occupation of the development.
10. Noise from the kitchen extracts should attain a maximum noise level of 60dB as measured 1 metre from the cooking ventilation termination point.
11. Prior to any commercial units taken up as Use Class 3 (full cooking) (those units adjacent to close 1) must have ventilation which will attain a minimum of 30 air changes per hour and utilise a flue reaching 1 metre above all residential windows within a 30-metre radius.
12. Any commercial units taken up as Use Class 3 units but without suitable ventilation (i.e., able to attain a minimum of 30 air changes per hour and extracts to chimney pot height 1 metre above all surrounding windows within a 30metre radius) should have cooking odour producing equipment restricted to one microwave, one Panini machine and one toaster only. No odours shall be exhausted into any neighbouring premises.
13. No development shall take place on the site until a culvert survey confirming that the condition of the culvert (as shown on drawing 51) is sufficient to accommodate the proposed surface water discharge rate is submitted to and approved by the Planning Authority.
14. Prior to the commencement of development, details of the proposed cycle parking regarding location, specification and design for the commercial units is to be submitted to the Planning Authority for approval in writing. Thereafter prior to the commercial units being brought into use, the approved cycle parking shall be completed and available for use.

Reasons:-

1. In order to define the consent hereby permitted.
2. In order to ensure the site is safe and suitable for the development.
3. In order to safeguard the interests of archaeological heritage.

4. In order to ensure that the approved landscaping works are properly established on site.
5. In order to safeguard trees.
6. In order to safeguard trees.
7. In order to enable the planning authority to consider this/these matter/s in detail.
8. In order to enable the planning authority to consider this/these matter/s in detail.
9. In order to safeguard the amenity of neighbouring residents and other occupiers.
10. In order to safeguard the amenity of neighbouring residents and other occupiers.
11. In order to safeguard the amenity of neighbouring residents and other occupiers.
12. In order to safeguard the amenity of neighbouring residents and other occupiers.
13. In order to enable the planning authority to consider this/these matter/s in detail.
14. In order to ensure the adequacy of facilities for cyclists.

Informatives

It should be noted that:

1. A suitable memorandum of understanding will be required to cover the following matters:

Affordable Housing:

25% of the residential units (18) to be of an agreed affordable tenure. Affordable housing will account for 63 out of the total 75 units proposed. The applicant has confirmed that 48 of the units will be for social rent and 15 of the units will be for mid-market rent. The affordable housing comprises of 1, 2 and 3 bed homes, which produce a representative mix of the site as a whole.

Education:

To be agreed.

Healthcare:

A sum of £945 per dwelling towards the Granton Waterfront Contribution Zone.

Transport:

Optional payment for the two car club spaces identified in the proposals of £12,500 (£1,500 per order plus £5,500 per car).

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. For the duration of development, between the commencement of development on the site until its completion, a notice shall be: displayed in a prominent place at or in the vicinity of the site of the development; readily visible to the public; and printed on durable material.
5. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
6. Coal Authority - Standing Advice - Development Low Risk Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website.

7. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;
8. A Quality Audit, as set out in Designing Streets, to be / has been submitted prior to the grant of Road Construction Consent;
9. The applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;

10. Any parking spaces adjacent to the carriageway will normally be expected to form part of any road construction consent. The applicant must be informed that any such proposed parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents as part of any sale of land or property.
11. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.
12. The applicant should consider the provision of spaces for alternative types of cycles.
13. The Scottish Water consultee response to the application contains a number of items that the applicant should be made aware of.

Financial impact

4.1 The financial impact has been assessed as follows:

The application is subject to a Memorandum of Understanding for developer contributions.

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 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, a Proposal of Application Notice (application number 21/02412/PAN) was submitted on 30 April 2021.

Copies of the notice were also issued to the Granton and District Community Council, West Pilton/West Granton Community Council and local ward councillors.

An online consultation event with presentation and question and answer session was held on 27 May 2021 between 2pm and 5pm.

Full details can be found in the Pre-Application Consultation Report, which sets out the findings from the community consultation. This is available to view on the Planning and Building Standards Online services.

A pre-application report on the proposal was presented to the Development Management Sub-Committee on 16 June 2021.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 20 August 2021 and attracted two representations. One objection and one representation.

The community council did not comment on the application.

A full assessment of the representations can be found in the main report in the Assessment Section.

Background reading/external references

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

**Statutory Development
Plan Provision**

The site is located within the Urban Area as shown on the Local Development Plan proposals map.

The eastern part of the site is located within Edinburgh Waterfront: Central Development Area (EW 2b) in the Edinburgh Local Development Plan (LDP). The western part of the site is located within the Edinburgh Waterfront: Forth Quarter (EW 2a) in the LDP. This is part of an identified housing proposal site for a major housing-led mixed use regeneration opportunity. The LDP Development Principles for both EW 2a and 2b cover similar matters.

Date registered

28 July 2021

Drawing numbers/Scheme

01,02,03A,04A,05,06,07A,08-16,17A,18,19A,20-52,53A,54-62,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Kenneth Bowes, Senior Planning officer

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

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

LDP Policy Del 3 (Edinburgh Waterfront) sets criteria for assessing development in Granton Waterfront and Leith Waterfront.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

LDP Policy Hou 6 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

LDP Policy Hou 10 (Community Facilities) requires housing developments to provide the necessary provision of health and other community facilities and protects against valuable health or community facilities.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy Tra 8 (Provision of Transport Infrastructure) sets out requirements for assessment and mitigation of transport impacts of new development.

LDP Policy RS 1 (Sustainable Energy) sets criteria for assessing proposals for environmentally sustainable forms of energy systems.

LDP Policy RS 6 (Water and Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines - on affordable housing gives guidance on the situations where developers will be required to provide affordable housing.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Draft Developer Contributions and Infrastructure Delivery SG sets out the approach to infrastructure provision and improvements associated with development.

Relevant Government Guidance on Historic Environment.

Managing Change in the Historic Environment: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

Appendix 1

**Application for Planning Permission 21/04049/FUL
At Land 199 Metres Southeast Of , 1 Waterfront Avenue,
Edinburgh
Mixed use development to include (approximately) 75
residential units and (approximately) 3 commercial units.
The commercial units will be either class 1 (shop), class 2
(financial, professional and other services), class 3 (food
and drink) or class 4 (business). The development will
include limited parking spaces, access road and pavements,
internal courtyard, an energy centre (including an air source
heat pump station) and drainage infrastructure. (As
Amended).**

Consultations

Housing Management and Development response - dated 28 October 2021

1. Introduction

I refer to the consultation request from the Planning Department about this planning application.

Housing Management and Development are the consultee for Affordable Housing. Housing provision is assessed to ensure it meets the requirements of the city's Affordable Housing Policy (AHP).

- Policy Hou 6 Affordable Housing in the Edinburgh Local Development Plan states that planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing.*
- 25% of the total number of units proposed should be affordable housing.*
- The Council has published Affordable Housing Guidance which sets out the requirements of the AHP, and the guidance can be downloaded here:*

<https://www.edinburgh.gov.uk/affordable-homes/affordable-housing-policy/1>

2. Affordable Housing Provision

This application is for a development consisting of up to 75 homes and as such the AHP will apply. There will be an AHP requirement for a minimum of 25% (18) homes of approved affordable tenures. The applicant (The City of Edinburgh Council) has stated that the affordable housing will account for 63 (84%) of the new homes across the site.

The applicant has confirmed that of the affordable housing, 76% (48) of homes will be for social rent and the remaining 24% (15) of homes will be for mid-market rent. The affordable housing comprises of 1, 2 and 3 bed homes, which produce a representative mix of the site as a whole.

The City of Edinburgh Council will be the landlord for the social rented homes and Edinburgh Living will be the landlord for the mid-market rented homes.

The affordable homes have been designed to be tenure blind. They have also been designed to housing for varying needs standards and to The City of Edinburgh Council housing design requirements.

3. Summary

The applicant has made a commitment to provide on site affordable housing and will issue a memorandum of understanding to the planning authority, to commit to the delivery of the affordable homes.

This approach which will assist in the delivery of a mixed sustainable community:

- The applicant has submitted an "Affordable Housing Statement", setting out their approach to the following points and which is a public document available on the City of Edinburgh Council's Planning Portal*
- The applicant has agreed the tenure type and location of the affordable homes prior to the submission of a planning application*
- The City of Edinburgh Council will be the landlord for the social rented homes and Edinburgh Living will be the landlord for the Mid-market rented homes*
- The applicant has made provision for a minimum of 70% of the affordable housing on site to be social rent*
- The affordable housing includes a variety of house sizes which are representative of the provision of homes across the wider site and which will be identical in appearance to the market housing units, an approach often described as "tenure blind"*
- The affordable homes have been designed to The City of Edinburgh council's design requirements*
- The applicant will issue a memorandum of understanding to the planning authority, to commit to the delivery of the affordable homes*

The provision of affordable housing proposed in the scheme is acceptable to Housing Management and Development.

Archaeology Officer response - dated 4 October 2021

Further to your consultation request, I would like to make the following comments and recommendations concerning the above planning application for mixed use development to include (approximately) 75 residential units and (approximately) 3 commercial units. The commercial units will be either class 1 (shop), class 2 (financial, professional and other services), class 3 (food and drink), class 4 (business) or class 10 (non-residential institution). The development will include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure.

The site lies to the immediate South of Caroline Park House. Originally constructed as a mansion in 1585 adjacent to the medieval Granton Castle it was extensively remodelled in 1683/96 with historic 18th century maps showing a large designed landscape stretching out along the coast and south, across this application site. Although affected by modern developments evaluation carried out in 2002 by CFA Archaeology (CFA report 755) as part of Phase 1 of the Granton Waterfront masterplan demonstrated that important remains associated with the early 18th century landscape did survive in areas across/adjacent to this application site.

This application must be considered under terms of Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policy ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

As discussed, the site occurs within the limits of the early 18th century designed landscape associated with Caroline Park House and to the south of the site of the medieval Granton Castle, an area of archaeological potential. Construction impacts may therefore have the potential of disturbing significant remains, not only in relation to the development of lands associated with these two important estates. It is recommended therefore that a suitable programme of archaeological works is undertaken prior to development in order to record and excavate any significant archaeological deposits uncovered.

It is recommended that the following condition is attached if permission is granted to ensure that this programme of archaeological mitigation is undertaken.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work would be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

NatureScot response - dated 31 August 2021

I have no comments to make to this application.

I recommend you refer you to the Granton Waterfront Development Framework HRA (which includes appropriate assessment). The appropriate assessment should be referred to as each development stage goes forward, as it looks at the potential for effects from the different character areas (in this case Waterfront Broadway) and also outlines more broadly, embedded mitigation to be carried forward into the development phases, to prevent any impacts on the SPA going forward.

Scottish Water response - dated 12 August 2021

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- There is currently sufficient capacity in MARCHBANK Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- There is currently sufficient capacity for a foul only connection in the EDINBURGH PFI Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Please Note

- The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- Scottish Water asset plans can be obtained from our appointed asset plan providers:

- Site Investigation Services (UK) Ltd*
- Tel: 0333 123 1223*
- Email: sw@sisplan.co.uk*
- www.sisplan.co.uk*

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

- Please find information on how to submit application to Scottish Water at our Customer Portal.

Next Steps:

- All Proposed Developments*

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk SW Public Published

- Trade Effluent Discharge from Non Dom Property:

- Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

- If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).

- Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on 0800 389 0379 or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Communities and Families response - dated 16 August 2021

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (August 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (February 2020).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the finalised Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (August 2018).

Assessment and Contribution Requirements

Assessment based on:

75 Flats

This site falls within Sub-Area CB-1 of the 'Craigroyston / Broughton Education Contribution Zone'.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme.

The education infrastructure actions that are identified are appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed.

The proposed development is therefore required to make a contribution towards the delivery of these actions based on the established 'per house' and 'per flat' rates for the appropriate part of the Zone.

The proposed development is therefore required to make a contribution towards the delivery of these actions.

If the appropriate infrastructure and land contribution is provided by the developer, as set out below, Communities and Families does not object to the application.

Total infrastructure contribution required:

£265,200

Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.

Total land contribution required:

£1,425

Note - no indexation to be applied to land contribution.

Per unit infrastructure contribution requirement:

Per Flat - £3,536

Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.

Per unit land contribution requirement:

Per Flat - £19

Note - no indexation to be applied to land contribution.

Roads Authority response - dated 8 October 2021

Summary Response

No objections subject to appropriate conditions and informatives.

Full Response

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. The two proposed car club spaces will require a contribution of £12,500 (£1,500 per order plus £5,500 per car). This does not require to be included in any legal agreement;*
- 2. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;*
- 3. The proposed link to the existing cycle track to be step free and at a maximum gradient of 1:20, in order to ensure accessibility for wheelchairs, push chairs and prams;*
- 4. A Quality Audit, as set out in Designing Streets, to be / has been submitted prior to the grant of Road Construction Consent;*
- 5. The applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;*
- 6. Any parking spaces adjacent to the carriageway will normally be expected to form part of any road construction consent. The applicant must be informed that any such proposed parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be*

available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents as part of any sale of land or property;

7. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.

Note:

- The proposed 6 parking spaces (4 disabled, 2 car club) is considered acceptable for the proposed 75 flats.
- The proposed 169 cycle parking spaces are considered acceptable.

Waste Services response - dated 12 November 2021

As this is to be a residential development waste and cleansing services would be expected to be the service provider for the collection of any household domestic and recycling waste (Only).

Waste strategy agreed at this stage Y/N - Y

I have been in contact with the architect for this development and I can confirm that they have provided the information for the waste collections and these are shown to be in line with our instruction for architects guidance and the developments waste and recycling requirements have been fully considered (guidance available here <https://www.edinburgh.gov.uk/wasteplanning>).

Exemptions have been provided for the extended walking distance over and above our current guidance and the architect has been informed that this is not a precedent for any future projects and all new developments will be agreed on a case by case individual application.

I would ask that the architect passes my contact information to the developer/builder and to stress that they will need to contact this department a minimum of 12 weeks prior to any collection agreement to allow us time to arrange a site visit and to add these to our collection systems.

A site visit will be conducted to ensure that this has been constructed in line with our agreement. Any waste produced on site by the residents/occupants will be the responsibility of the developer/builder until such times as the final part of our agreement and waste collections are in place.

Environmental Protection response - dated 30 November 2021

I refer to the above and would advise that Environmental Protection has no objections to the proposed development.

The application proposes a mixed-use development including approximately 75 residential units and 3 commercial units. The commercial units will be either Class 1,2 3 or 4. Class 10 was initially to be included but this aspect has been removed from the application. The development includes 6 parking spaces and an energy centre run off air and water source heat pumps.

Noise and Ventilation

Two noise impact assessments have been provided in support of the application which considers noise from proposed and existing noise sources. In this regard, the current separating wall construction between the commercial units and the flats is not expected to provide enough acoustic separation. An enhancement to the build-up has therefore been recommended by way of a separating wall and floor specification for areas requiring additional noise mitigation. A condition is recommended below to that effect.

The application includes 2 air source heat pumps and 2 water source heat pumps. The two water source heat pumps are to be located within the plant room building. The two air source heat pumps will be located externally with a safety fence around the perimeter. Maximum heat pump noise limits have been recommended within the NIA which have been included within a condition below.

The proposed plant building is approximately 19 m away from the proposed new flats at the closest point. The closest point of the ventilation louvres is approximately 31 m away from the proposed flats, and the closest point of the external plant compound is approximately 27 m away from the proposed flats.

The plant building will have 300 mm deep acoustically attenuating ventilation louvres on the north and south facades, each sized 2 m by 2 m. The sound insulation of the walls and roof of the plant building will need to be at least Rw 30 dB to ensure noise from the plant building does not impact upon any existing or surrounding residential properties. The NIA advises that the expected concrete construction will easily achieve this. No other openings will be provided that will otherwise reduce the building envelope performance. Taking these measures into account, the noise level at the receiver locations is predicted to meet this team's noise limit of NR 25 inside the nearby residences with windows sufficiently open for ventilation. The agent for the application has also confirmed that the energy centre will be under the control of the landlord and factor (CEC) and if any maintenance or noise issues arise then they will address the issue.

The NIA also sets out operational noise limits for the commercial units, as well as noise limits for the proposed plant associated with the commercial units. An assessment of noise ingress to the residential units is provided, and advice on sound insulation and plant noise attenuation is included. Commentary on noise egress from the former Granton train station, that is proposed to be a Class 4 (business) use, is also provided.

Assessment of the noise from the proposed commercial units has been conducted. A recommended limit for background music that can be played over loudspeakers has been provided to be included in the lease agreement. If tenants are expecting to

generate higher noise levels, then what is typically expected from a cafe/restaurant, then additional sound insulation/noise control measures would be required and would be the responsibility of the tenant.

The condenser units that are proposed to serve the commercial units have been reviewed. In order to comply with the City of Edinburgh Council noise requirements a 7dBA reduction in noise levels is required. This can likely be achieved with a 150 mm deep acoustic louvre which has been shown on a drawing and recommended within a condition below.

In order to meet the City of Edinburgh Council plant noise criteria at the nearest noise sensitive receptors (top floor flats of Site D1), the future kitchen extracts (and other tenant plant) would need to be attenuated such that the sound pressure level measured 1 m away from the termination does not exceed 60 dB(A) and is recommended within a condition below.

The application proposes two kitchen extracts associated with two of the three commercial units which will allow those units to operate as full Class 3 if required. Any of the other units which do not have appropriate cooking ventilation to chimney pot height will require to have limited cooking equipment on site. A condition is recommended below to this effect.

The potential for noise disturbance from the former Granton station building has also been assessed. Operational noise is unlikely to cause a nuisance to the residents of Site D1. In order to comply with City of Edinburgh Council noise criteria, the external plant that is serving the former Granton station facing Site D1 would need to not exceed a noise level of LAeq 65 dB 1 m outside the plant. Since no ventilation plant has been proposed and the building is a Class 4 use, it is likely that any plant serving the Granton Station building would be small condenser units for localised air conditioning of server rooms or similar and these would be expected to be suitably quiet.

Air Quality

The Site is well connected to public transport. Waterfront Avenue and Waterfront Broadway border the site and are part of the No.24 and No. 38 bus routes which provide regular connections to Edinburgh city centre and beyond. In addition to the existing public transport there are also plans in development to extend the existing Edinburgh city centre tram route to Newhaven. In terms of active travel, to the south/east of the site is the West Granton Access cycleway. This runs from Drylaw north towards Granton and provides cyclists an opportunity to connect back to Edinburgh city or the opportunity to access Granton Harbour to the east or Gypsy Brae park to the west.

The application therefore includes only 6 car parking spaces with such limited numbers being supported by this team. This team would recommend that the 6 spaces be served by electric vehicle charging infrastructure albeit is understood that there is no planning obligation on the applicant to do so.

The agent for the application has also advised that the energy centre will not include gas fired boilers but does include heat pumps and solar photovoltaic panels. Such

measures assist in ensuring the development contributes to the Council goal of mitigating climate change.

Site Contamination

There is the possibility that the site may have become contaminated from previous uses of the land and so the applicant should ensure that the site is made safe for the proposed end use. A condition is recommended below to that effect.

Therefore, Environmental Protection offers no objection to the application subject to the following conditions:

- 1. The noise mitigation measures (relating to separating walls and floors, plant louvres and ventilation extraction) as shown on drawing ABC-XX-XX-DR-A-0010 and dated 17.11.21 should be installed and operational prior to occupation of the development.*
- 2. Noise from the kitchen extracts should attain a maximum noise level of 60dB as measured 1 metre from the cooking ventilation termination point.*
- 3. Any commercial units taken up as Use Class 3 (full cooking) must have ventilation which will attain a minimum of 30 air changes per hour and utilise a flue reaching 1 metre above all residential windows within a 30 metre radius.*
- 4. Any commercial units taken up as Use Class 3 units but without suitable ventilation (i.e. able to attain a minimum of 30 air changes per hour and extracts to chimney pot height 1 metre above all surrounding windows within a 30metre radius) should have cooking odour producing equipment restricted to one microwave, one Panini machine and one toaster only.*
- 5. Prior to the commencement of construction works on site:*
 - (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*
 - (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning*

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Location Plan



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