

# Development Management Sub Committee

**Wednesday 15 June 2022**

**Report for forthcoming application by**

**Cruden Homes (East) Limited. for Proposal of Application Notice**

**22/01181/PAN**

**at 124 Salamander Street, 1 - 3 Salamander Yards, South Leith, Edinburgh.**

**5-6 storey building providing 99 residential apartments with associated access, parking and landscape.**

**Item number**

**Report number**

**Wards**

00 - No Ward Number

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a 5-6 storey building providing 99 residential apartments with associated access, parking and landscape at 124 Salamander Street and 1 - 3 Salamander Yards, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/01181/PAN on 10 March 2022.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## Recommendations

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- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## Background

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### 2.1 Site description

The development site, covering an area of 0.5 hectares, lies to north of the city centre and is currently occupied by a commercial warehousing/retail unit and office block with storage yard. The site is bound by Salamander Street to the north, Salamander Yards to the west and Leith Links to the south.

The wider area along Salamander Street is industrial in character. This application site is located outwith, but abutting, Leith Links to the south which is in the Leith Conservation Area and a designated Local Nature Conservation Site.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

The forthcoming application will be a full planning application for a 5-6 storey building providing 99 residential apartments with associated access, parking and landscape.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

**a) The principle of the development is acceptable in this location having regard to the development plan;**

The site is located in the Urban Area as identified by the Local Development Plan (LDP). LDP Policy Hou 1 (Housing Development) supports housing development at suitable sites within the Urban Area, subject to other LDP policies. The existing site is in employment use. LDP Policy Emp 9 (Employment sites and premises) permits the introduction of non-employment uses on the proviso that they will not prejudice or inhibit the activities of any nearby employment use; and the proposal contributes to the comprehensive regeneration and improvement of the wider area.

LDP Policy Del 3 (Edinburgh Waterfront) supports development which will contribute towards the creation of new urban quarters at Leith Waterfront. The site is located within the Edinburgh Waterfront: East of Salamander Place area (EW 1c) in the Local Development Plan (LDP). The development principles in the LDP guide future development in this area which is described as housing led regeneration on former industrial land. The Leith Docks Development Framework also covers this site.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

### **b) Design, Scale and Layout**

Design development will need to take cognisance of relevant LDP design and environment policies and the Edinburgh Design Guidance. Detailed information will be required in relation to the height, materials and form of the proposed units. The design approach must be based on a thorough understanding of the surrounding context. The design should also take into account the impact of the proposals on the setting of the Leith Links and the Leith Conservation Area. The proposal should not adversely impact on key local views and wider city views as identified in Edinburgh Design Guidance.

An assessment on amenity of neighbouring and future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity) will also be required.

### **c) Access and transport**

The proposal shall have regard to LDP transport policies and Edinburgh Design Guidance including the Edinburgh Street Design Guidance and relevant factsheets. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

### **d) The proposal has acceptable impacts on infrastructure**

The application will be required to consider impacts on infrastructures in accordance with LDP Policy Del 1 - Developer Contributions and Infrastructure Delivery.'

### **e) Other Environmental Factors**

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

- Pre-application Consultation Report;
- Air Quality Impact Assessment;
- Affordable Housing Statement;
- Daylight, Overshadowing and Privacy Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Landscape Strategy;
- Noise Impact Assessment;
- Phase 1 Site Investigation Report;
- Odour Mitigation Assessment;

- Sustainability Statement and Form S1;
- Transport Statement;
- Tree Constraints Plan showing trees with 12 metres of the site boundary.

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

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

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

Following receipt of the proposal of application notice (PAN) the applicant has given details of an online public exhibition held on Thursday 28 April 2022 between 3.30pm and 7.30pm.

The Proposal of Application Notice was sent to local Leith Ward Councillors at the time of the PAN submission, Councillor Adam McVey, Councillor Gordon Munro and Councillor Chas Booth. Ben Macpherson MSP, Deidre Brock MP, Leith Links

Community Council and Leith Harbour and Newhaven Community Council were also notified.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

## **Background reading/external references**

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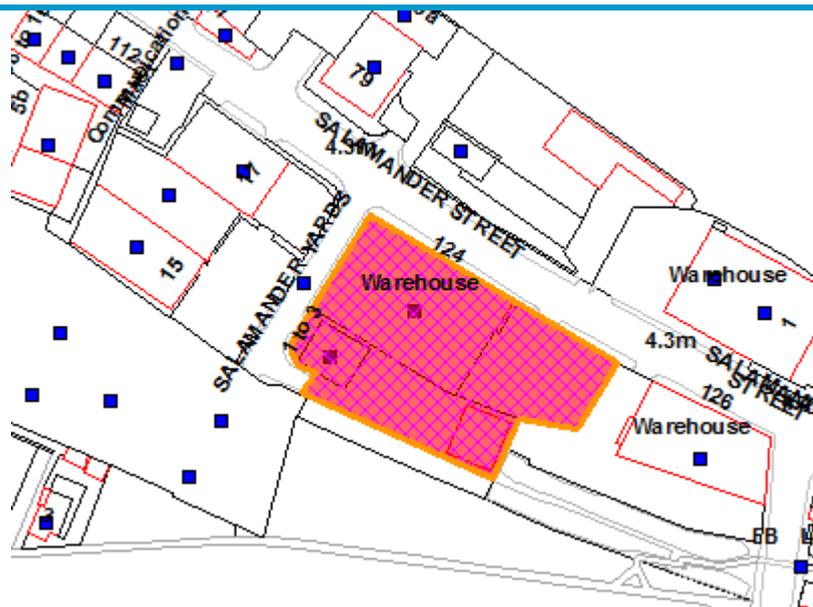
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## **Location Plan**

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