

# Development Management Sub Committee

**Wednesday 5 October 2022**

**Report for forthcoming application by**

**Glenprop 4 LLP for Proposal of Application Notice**

**22/04004/PAN**

**at 14 Ashley Place, Bonnington, Edinburgh.**

**Purpose-built student accommodation with associated infrastructure and landscaping.**

**Item number**

**Report number**

**Wards**

B12 - Leith Walk

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for the development of a purpose-built student accommodation with associated infrastructure and landscaping. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (application number - 22/04004/PAN) on 8 August 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 site is approximately 0.27 hectares in area and is located within the Bonnington industrial area in the Newhaven area of Edinburgh. Ashley Place is a cul-de-sac which leads off Newhaven Road. The site currently contains a two storey brick commercial building occupied by a building services company and its associated yard which is enclosed by 3m high fencing. There is an area of car park on the eastern part of the site. The south-west boundary of the site is formed by Ashley Place with a terrace of traditional tenemental flats. To the west, adjoining land comprises a two storey brick industrial warehouse building and vehicle parking area. The north boundary consists of a 2-3m high brick boundary wall and the neighbouring industrial units. The east boundary consists of an area of hardstanding, and neighbouring residential development comprising a large six storey high flatted block accessed from Tinto Place. The south east also contains a large six storey flatted block.

### **2.2 Site History**

15th October 2021 planning permission granted for the demolition of existing building and erection of 65 flatted residential development with associated landscaping, car and cycle parking: formation of pedestrian access from Ashley Place and associated infrastructure at 14 Ashley Place, Edinburgh, EH6 5PX (application number 19/05092/FUL).

## **Main report**

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### **3.1 Description of the Proposal**

An application for full planning permission will be submitted for a purpose built student accommodation with associated infrastructure and landscaping at 14 Ashley Place. No further details have been submitted of the student housing, access or design.

### **3.2 Key Issues**

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

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

**a) the principle of the development is acceptable in this location**

The site is within the urban area where student accommodation residential development is acceptable in principle. The specific site proposals will be assessed against the relevant policies of the LDP. This includes policy Hou 1 Housing Development, which sets out criteria for considering the suitability of sites for housing and policy Hou 8 which includes criteria for purpose- built student accommodation. Given the nature of the existing employment uses on parts of the site, LDP policy Emp 9 Employment Sites and Premises, will need to be considered in relation to the redevelopment of employment sites or premises in the urban area for uses other than business, industry or storage. However, planning permission for residential development (planning application 19/05092) has already been granted for residential development on this site and would be a material consideration.

**b) the Design, Scale and Layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance**

The application will be for full planning permission. A design and access statement will be required to accompany the application. The layout and design of the proposal will be assessed against the requirements of the Edinburgh Design Guidance and the Bonnington Development Brief (2008) which sought to ensure that the introduction of residential uses in this location would not compromise the operation of existing businesses.

**c) the proposal is acceptable in terms of residential amenity**

The application will need to ensure that there is no significant impact on residential amenity of neighbours. The proposals will be assessed to ensure that there is adequate level of amenity for the future occupiers of the development.

**d) access arrangements are acceptable in terms of road safety and public transport accessibility**

The application should have regard to the transport policy of the LDP and Designing Streets. Consideration should be given to prioritising pedestrian and cycle movement. Transport Information will be required to support this application.

**e) there are any other environmental factors that require consideration**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application, the following documents are likely to be expected (This list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Daylighting, Sunlight and Privacy analysis;
- Landscape and Visual Impact Assessment;

- Transport Information;
- Archaeology Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Contaminated land survey;
- Noise Impact Assessment;
- Air Quality Impact Assessment and
- Sustainability Statement.

### **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**

Pre-application discussions took place on this application.

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

The Proposal of Application Notice (reference: 22/04004/PAN ) outlined a virtual public exhibition event to be held on 4 - 7pm 21 September 2020 (times not confirmed) and the website to remain live from 19 September until 3 October 2022.

The applicant has also undertaken the following measures:

- Correspondence with local Councillors, MSPs and MPS;
- Correspondence with Leith Central Community Council; and
- Water of Leith Conservation Trust

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

## **Background reading/external references**

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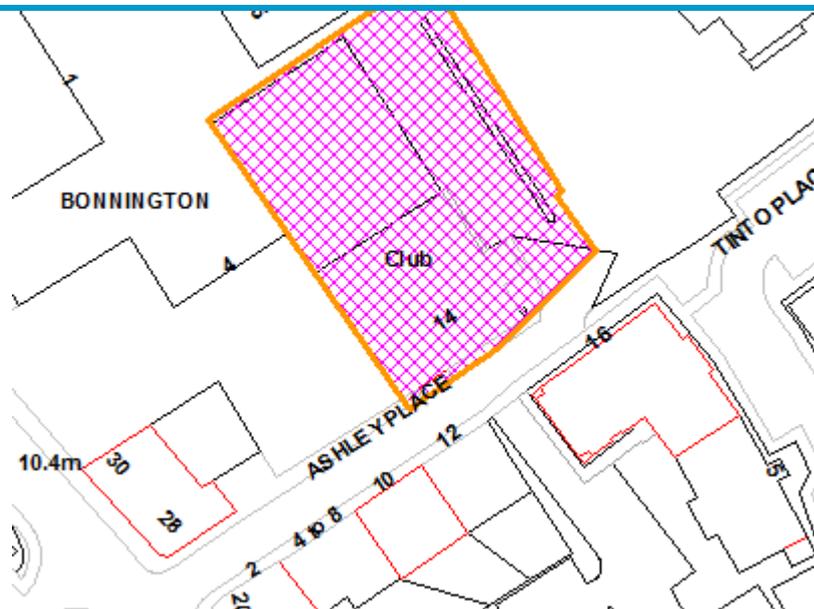
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## **Location Plan**

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