

Development Management Sub Committee

Wednesday 11 January 2023

Report for forthcoming application by

S Harrison Developments Ltd. for Proposal of Application Notice

22/05811/PAN

**at Land 58 Metres South Of, 94 Ocean Drive, Edinburgh.
Erection of mixed-use development potentially comprising residential, hotel, purpose-built student accommodation, along with commercial uses /co-working and amenity space, landscaping and infrastructure.**

Item number

Report number

Wards

B13 - Leith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming full planning application for a mixed-use development potentially comprising residential, hotel, purpose-built student accommodation, along with commercial uses /co-working and amenity space, landscaping and infrastructure at land 58 metres southeast of 94 Ocean Drive, 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 22/05811/PAN on 17 November 2022.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

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

Background

2.1 Site description

The site, covering 0.6 hectares, is located between Ocean Drive and the Albert Dock Basin. It is currently vacant land. To the west is the office block known as Ocean Point and to the east is the development site referred to as Skyliner which has planning permission for four residential high-rise blocks.

Further west of the site is Ocean Terminal and to the south is a residential development that is currently under construction. North of the site is the wider Leith Docks industrial area; this also contains the Imperial Dock Special Protection Area (SPA) which contains a tern colony.

The tram line is currently under construction along Ocean Drive. The Local Development Plan contains a safeguard along the water's edge for the creation of a promenade.

2.2 Site History

31 October 2001 - Planning permission was granted for the erection of two office buildings of 9 and 11 storeys respectively, with a combined floor area of 25,000sqm. The 9-storey building (Ocean Point) has been implemented (application number 01/01030/FUL).

Adjacent Sites:

14 August 2018 - to the south of the site, planning permission granted for the 388 residential units and 29 commercial units proposed to be either Class 1, 2 or 4 + two corner cafes on the Waterfront Plaza (Cala site) (application number 16/03684/FUL). Under construction.

3 November 2020 - Skyliner site to the east, planning permission granted for residential development of 338 flats over 4 apartment buildings with heights of 10 storeys (Building A), 14 storeys (Building B), 12 storeys (Building C) and 10 storeys (Building D) with two commercial units (Class 1,2,3 and 4), car parking and associated landscaping (application number 19/02778/FUL).

Main report

3.1 Description of the Proposal

The forthcoming application will be a full planning application for the erection of a mixed-use development potentially comprising residential, hotel, purpose-built student accommodation, along with commercial uses /co-working and amenity space, landscaping and infrastructure.

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 within the Central Leith Waterfront area (Proposal reference EW1b) as identified in the adopted Edinburgh Local Development Plan (LDP). The LDP sets out a number of development principles for the area and the site is shown as commercial-led mixed use in the associated diagram.

As the site forms part of the wider waterfront area, LDP Policy Del 3 (Edinburgh Waterfront) will be of relevance to the assessment of the site. This policy supports development proposals that will contribute to the creation of new urban quarters at Leith Waterfront. Commercial and housing-led mixed use development is generally supported. This includes proposals that maximise the development potential of the area and contain a mix of house types, sizes and affordability.

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

LDP Policy Hou 8 (Student Housing) supports purpose built student accommodation where the location is appropriate in terms of access to university and college facilities and provided that the proposal will not result in an excessive concentration of student accommodation.

LDP Policy Emp 10 (Hotel Development) supports hotels in locations within the urban area with good public transport access to the city centre.

b) Design, Scale and Layout;

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

An assessment of the amenity of future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity) will also be required. This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3 (Private Green Space in Housing Development).

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.

The LDP Proposals Map contains the tram route safeguard along Ocean Drive adjacent to the site and also the safeguarded route for the Waterfront Promenade. Both these matters should be factored into the forthcoming application.

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) 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 detrimental impact on the environment. The proposal will need to be screened for an Environmental Impact Assessment.

In order to support the application, the following documents are anticipated:

- Pre-Application Consultation Report;
- Design and Access Statement;
- Planning Statement;
- Affordable Housing Statement;
- Visual Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Daylight and Sunlight Assessment;
- Sustainability Statement and Sustainability Form;
- Transportation information;

- Ecology Report;
- Noise Impact Assessment and
- Air Quality information.

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

3.3 Assessment

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

Financial impact

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

Risk, Policy, compliance and governance impact

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

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Following receipt of the proposal of application notice (PAN) the applicant has given details of two public exhibitions one on Tuesday 13 December 2022 and one on Thursday 9 February 2023 at Ocean Terminal between 2pm and 7pm.

The Proposal of Application Notice was sent to Local Leith Ward Councillors, Councillor Hal Osler, Councillor Day, Ben Macpherson MSP, Deidre Brock MP, Leith Harbour and Newhaven Community Council, the Cockburn Association, Leith Trust, Leith Chamber of Commerce and The Cockburn Association.

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

Background reading/external references

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

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Location Plan



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