

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 15 March 2023.

**Application for Planning Permission
23 Yeaman Place, Edinburgh, EH11 1BT.**

Proposal: Proposed demolition of existing buildings and structures and erection of a purpose-built student accommodation development, with associated active travel routes, landscaping, cycle parking and other associated infrastructure, as amended.

**Item – Committee Decision
Application Number – 22/03556/FUL
Ward – B09 - Fountainbridge/Craiglockhart**

Report Returning to Committee

This application was continued at the Development Management Sub-Committee on 11 January 2023 for a site visit and hearing.

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and now forms part of the Council's Development Plan, against which the proposed development should be assessed.

Recommendations

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

SECTION A – Assessment

National Planning Framework 4

NPF4 is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The relevant policies of NPF4 to be considered are: 2 (Lifecycle Greenhouse Gases); 3 (Biodiversity); 4 (Natural Places); 7 (Historic Assets and Places); 9 (Brownfield, Vacant and Derelict Land); 12 (Zero Waste); 13 (Sustainable Transport); 14 (Liveable Places); 15 (20 Minute Neighbourhoods); 21 (Sports, Play and Outdoor Recreation); 23 (Health Inequalities); and 27 (Town Centres).

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. It is to be applied together with the other policies in NPF4.

Principle of Use

The development proposal is for the reuse of a brownfield site of little biodiversity value in a location that will minimise lifecycle greenhouse gas emissions. A condition is attached to ensure the acceptability of the proposal in regard to contaminated land given the current use of the site as a scrapyards. The proposal is therefore acceptable in principle.

Biodiversity and Natural Places

The proposal will make a limited contribution to the enhancement of biodiversity on the site and is unlikely to have a negative impact on the Local Nature Conservation site to its immediate south, making use of planting, green roofs and a small number of new trees to improve on the site's currently limited contribution to biodiversity in the local area. Preliminary bat roosting assessment and bat surveys were conducted and demonstrate no evidence of bat roosts.

Heritage and Archaeology

The applicant has provided a heritage statement identifying the likely impacts of the development on heritage assets. Three historic assets have been identified in proximity to the site, the Category C listed Walker Bridge (LB27293, 03/02/1993), the Category B listed Fountainbridge Public Library (LB30322, 21/04/1995), and the Union Canal, a Scheduled Ancient Monument. The proposal will not be of detriment to the setting of the listed Buildings, whilst Historic Environment Scotland, Scottish Canals and Edinburgh Council's archaeologist have raised no objections to the demolition of a section of retaining wall forming part of the Union Canal to enable to acceptability of the development in respect of other considerations.

Conditions have been attached to ensure the submission and approval of a programme of archaeological works given the potential for non-designated buried archaeological remains to exist below the site.

Zero Waste

The applicant has submitted a Sustainability Statement Form detailing how the proposal seeks to reduce, reuse, or recycle materials, scoring maximal points for both the essential and desirable requirements in the "use of materials from local and/or sustainable sources" section. Similarly, the Waste Management Plan and Design and Access Statement describe how waste generated once the site is operational will be managed. It can also reasonably be accepted that the reuse of the existing buildings on site would be impracticable and demolition necessary.

Sustainable Transport

The proposal will encourage, promote and facilitate active and public transport use in line with the sustainable travel and investment hierarchies. This is achieved through the provision of the new active travel route from Dundee Street to the Union Canal towpath; the new active travel route from Yeaman place to the Union Canal towpath, including the delivery of the ramped access safeguard; the provision of 148 cycle parking spaces; and by the zero motor vehicle parking spaces to be provided.

The location of the development is also favourable, as it is in close proximity to several well-served public transport routes, whilst the design of the development is such that road safety and the needs of diverse groups, including those with protected characteristics, have been taken into account.

Design, quality and place

Policy 14 requires development proposals to improve the quality of an area regardless of scale or location, and to be consistent with the six qualities of successful places. The site is within the urban area, on previously developed land, adjacent to the Dundee Street Local Centre and in close proximity to public transport links. It will improve pedestrian permeability by providing new, fully accessible, access routes, including delivering on a ramped access safeguard. These will be attractive, activated spaces, that make use of the site's heritage and character to create a sense of place, overall improving the quality of the area. With reference to policies 15 and 21e, the proposal will contribute to local living and the creation of a 20 minute neighbourhood in the area, whilst the new public realm created is inclusive and enables children and young people to play and move around safely and independently. The proposed pend is however noted as presenting potential security issues, though as noted in the original report, mitigation measures have been put in place.

Health and safety

The development is expected to have a neutral impact on health. The Air Quality Impact Assessment and Noise Impact Assessment demonstrate that impacts on local air quality and noise are acceptable, typically improving on the amenity impacts of the former scrapyard use. The development cannot reasonably be understood as contributing to suicide risk.

City, town, local and commercial centres

The proposals will contribute to the adjacent Dundee Street Local Centre adding to its vitality and viability, contributing to the nearby mix of uses. The new residents are likely to visit local shops, restaurants and other local businesses, contributing to their continued viability. The design and location of the development encourages this, as it is expected that few of the students will access to cars, whilst the availability of public transport and encouragement of active travel modes enables local living.

Conclusion in relation to NPF4

In conclusion, the proposed development is considered to broadly comply with the provisions of NPF 4.

Other Material Considerations

There are no other new material considerations arising from those previously considered on 11 January by this Committee, however Scottish Planning Policy is no longer a material consideration. It is recommended that the application is granted.

A copy of the original Committee report can be found in the list of documents on the [Planning and Building Standards Portal](#)

Or [Council Papers online](#)

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