

Development Management Sub Committee

Wednesday 21 June 2023

Report for forthcoming application by

Cruden Homes Ltd. for Proposal of Application Notice

23/02215/PAN

**At Site 250 Metres East Of 11 West Shore Road,
Edinburgh,**

Residential led development of mixed tenure (social rent, mid-market rent and private sale), associated landscape and infrastructure; including commercial space and mobility hub facilities, site enabling works for proposed primary school and energy centre.

Item number

Report number

Wards

B04 - Forth

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for residential led development of mixed tenure (social rent, mid-market rent and private sale), associated landscape and infrastructure; including commercial space and mobility hub facilities, site enabling works for proposed primary school and energy centre at land 250 metres east of 11 West Shore Road, Edinburgh. The application will be a national development.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 23/02215/PAN on 22 May 2023.

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 relates to a number of plots associated with the Granton Waterfront Development Framework and is split into two areas. The total area is approximately 23 hectares.

The northern section is centred around the listed gas holder and comprises of undeveloped scrub land and trees. It is uneven in places. The area of the site at the northern end reaches up to West Shore Road, takes in the current Social Bite Village and sits at a considerably lower level. To the north of the site are various industrial uses. A large area of parkland exists along the southern boundary of the site.

The southern section is to the east of the Granton Station building and the residential development at Plot D1 which is currently under construction. It is bounded to north and west by Waterfront Avenue, with West Granton Road forming the southern boundary. The eastern boundary follows the existing diagonal cycle/footpath route. There is a change in levels between West Granton Road and the cycle path. To the east of this part of the site is the National Museum Scotland complex.

A large portion of the wider surrounding area has been developed out under a previous masterplan. This includes flats to the south, Edinburgh College, a large food store with associated smaller units (forming a local centre) and filling station, all located to the south and east of the site. At a central location between the northern and southern parts of the site is the former Scottish Gas offices.

There are a number of listed structures within the area.

The Gas Holder, which has permission for its restoration and associated public realm works, is B listed (ref: 45793, listed 10 November 1998) and the Granton Station building, which has recently been renovated, is B listed (ref: 45794, listed 10 November 1998).

The A listed Caroline Park House (ref 28040, listed 14 July 1966) and the B listed dovecot and boundary wall (originally part of the former Granton Castle/Granton House) (ref: 28139, listed 14 December 1970) adjoins the site to the northeast.

The site is located within the Urban Area as shown on the Local Development Plan proposals map. The land is identified as being within Edinburgh Waterfront. Proposal EW 2a (Forth Quarter) states that the area is for a housing-led mixed-use development. It sets out a number of Development Principles for the area. A tram safeguard runs along the Waterfront Avenue corridor. North of the site are SPA, Ramsar and SSSI designations.

2.2 Site History

Relevant site history includes:

13 October 2003 - outline planning permission for mixed use development (including retail, food and drink, public house, residential, education, business, leisure/assembly/hotel, open space, and associated landscaping) (as amended) (application number 00/01169/OUT).

26 February 2020 - Granton Waterfront Development Framework approved as non-statutory planning guidance.

26 August 2022 - listed building consent granted to repair and refurbish the existing Granton Gas Holder Category B Listed Guide Frame (application number 22/01327/LBC).

2 February 2023 - planning permission granted for public realm improvements to the site surrounding the Gas Holder (application number 22/05318/FUL).

Adjacent land

30 January 2004 - planning permission granted for erection of a new college for further and higher education on land to the south (application number 03/00733/FUL) Completed (Edinburgh College).

30 April 2004 - planning permission granted for the Fourth Quarter Park approximately 7 hectares in size on land to the south (application number 02/04578/FUL). Completed.

31 October 2006 - planning permission granted for a supermarket (7,271 sqm), retail and business (class 1, 2 or 3) (188 sqm), office (class 2 or 4) (358 sqm), office (class 4) (2,157 sqm), bar / restaurant use (873 sqm), petrol filling station and student accommodation (187 bedspaces) on land to the south (application number 04/02410/FUL). Completed.

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 (application number 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 (application number 20/02718/LBC).

10 March 2022 - planning permission granted for mixed use development to include 75 residential units and (approximately) 3 commercial units and associated landscaped and servicing (As Amended) (application number 21/04049/FUL).

Main report

3.1 Description of the Proposal

A forthcoming planning application comprising residential led development of mixed tenure (social rent, mid-market rent and private sale), associated landscape and infrastructure; including commercial space and mobility hub facilities, site enabling works for proposed primary school and energy centre is anticipated. The application will be a national development.

3.2 Key Issues

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

a) The development will have a detrimental impact on the character, appearance or setting of any listed buildings and structures.

The impact of the development on the special architectural or historic character, integrity and appearance of the listed buildings and their setting (as noted in the site description section of this report), will be considered in a future planning application in relation to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

National Planning Framework 4 (NPF4) Policy 7 (Historic assets and places) is also a material consideration in respect of impact on the character, appearance and setting of listed buildings.

Historic Environment Scotland's guidance on managing change in the historic environment will also be material to the assessment of a future application for planning permission.

b) The principle of the development is acceptable in this location.

The site is within the Edinburgh Waterfront: Forth Quarter (EW 2a) in the Edinburgh Local Development Plan (LDP). This is part of an identified housing proposal site for a major housing-led mixed use regeneration opportunity.

The LDP sets out a number of Development Principles including completing the approved street layout and perimeter block urban form and provide a housing mix that is appropriate to the site in terms of placemaking and would maximise completions within this urban regeneration proposal within the plan period.

LDP Policy Del 3 (Edinburgh Waterfront) sets out that planning permission 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.

The approved Granton Waterfront Development Framework (GWDF) principles (February 2020) shows the site for housing-led mixed-use development.

On 30 November 2022, the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen-month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted City Plan 2030 and NPF 4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

c) The design, scale, layout, and sustainability aspects of the proposal are acceptable within the evolving character of the area; and does the proposal comply with the Edinburgh Design Guidance.

The proposal will be considered against NPF 4 requirements, LDP design policies, the Edinburgh Design Guidance, and the Granton Waterfront Development Framework. The applicant will need to demonstrate a high-quality design and the suitability of the proposed layout, height, mass, and scale of development. Sustainability measures and the proposal's consideration of NPF 4 themes including climate change, quality homes and the six qualities of successful places will have to be clearly addressed. A design and access statement will be required to accompany the application.

d) Access and sustainable transport arrangements are acceptable in terms of road safety and public transport accessibility.

Pedestrian permeability and connectivity to/from and through the site and beyond will be a key consideration. The development should have regard to the requirements of the Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Consideration needs to be given to enabling safe and convenient pedestrian movement into and through the site, where appropriate. The proposal will be assessed against NPF4 policy 13 (Sustainable transport) and LDP policies Tra 2 (Private car parking), Tra 3 (Private cycle parking) and Tra 4 (Design of off-street car and cycle parking).

The proposal should ensure that it does not impact on the tram safeguard.

Transport information and details of servicing will be required to support the 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 a detrimental impact on the environment. In order to support the application, it is anticipated the following documents may be submitted:

- Pre-Application Consultation report.
- Planning Statement.
- Design and Access Statement.
- Statement of Community Benefit.
- Tree Survey.
- Sustainability Details.
- Transport information.
- Landscape and Visual Impact information.
- Archaeological Assessment.
- Ecology Appraisal.
- Flood Risk information and Surface Water Management Plan.
- Air Quality Impact Assessment; and
- Noise Impact Assessment.

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.

The proposed development has been screened for an Environmental Impact Assessment (EIA) - ref. 21/02676/SCR. On the basis of the assessment carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017) and Circular 1/2017 it has been concluded that an EIA will not be required for this proposal.

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 13 June 2023 (4pm-7pm) and one on 17 June 2023 (11am-2pm) at the Granton Station building. Other consultation methods include a consultation web page alongside the use of flyers and posters.

The Proposal of Application Notice was sent to Local Ward Councillors, Granton and District Community Council, West Pilton and West Granton Community Council, Galleries of Scotland, Museums of Scotland, and Edinburgh College.

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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