

Development Management Sub Committee

Wednesday 25 September 2019

Report for forthcoming application by

**Iona Street, Edinburgh Ltd And Walker Timber Ltd. for
Proposal of Application Notice**

19/03802/PAN

At 48 - 50 Iona Street, Edinburgh, EH6 8SW

**Demolition of the existing warehouse and office building.
Construction of general market flatted dwellings, affordable
flatted dwellings and student accommodation.**

Item number

Report number

Wards

B12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of the proposed demolition of the existing warehouse and office building at 48-50 Iona Street and construction of general market flatted dwellings, affordable flatted dwellings and student accommodation.

In accordance with the provisions of the Town and Country Planning (Scotland) 1997, as amended, the applicant submitted a Proposal of Application Notice on 9 August 2019. (Reference: 19/03802/PAN).

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 covers 0.53 hectares and is currently used as a timber yard, office and showroom.

The site occupies the central part of a perimeter block. Along the Iona Street elevation there is an existing office/ showroom building and a three metre high masonry wall of one of the warehouse style buildings. Vehicular access is also taken from Iona Street. The site slopes from north to south and is bounded on three sides by tenements fronting onto Albert Street, Buchanan Street and South Sloan Street.

The Leith Walk Conservation Area is located immediately to the east of the site, on the opposite side of Iona Street. The view west along Iona Street is terminated by the category A-listed Pilrig Church at the junction of Pilrig Street and Leith Walk.

2.2 Site History

27 October 1992 - Planning permission granted for alterations and extension to office building fronting onto 48-50 Iona Street (application number 92/01381/FUL).

Main report

3.1 Description Of The Proposal

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In accordance with the provisions of the Town and Country Planning (Scotland) 1997, as amended, the applicant submitted a Proposal of Application Notice on 9 August 2019 (application number: 19/03802/PAN).

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;

The site is located within the Urban Area and the proposals should comply with the relevant Local Development Plan (LDP) policies.

LDP Policy Hou 1 (Housing Development) supports housing development at suitable sites within the Urban Area, subject to other development plan policies. The proposals for residential flats 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.

The residential proposals would also be expected to demonstrate compliance with the terms of LDP Policy Hou 6 (Affordable Housing).

The proposal should have regard to the provisions of LDP Policy Hou 8 (Student Accommodation). The non-statutory Student Housing Guidance provides further locational criteria. The proposals would be expected to address these policy considerations.

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 proposals will be considered against the provisions of the LDP design policies and the Edinburgh Design Guidance.

In particular, the proposed design of the development will need to take into account the impacts of the proposals on the character and appearance of the adjoining conservation area, in accordance with the requirements of LDP Policy Env 6 (Conservation Areas - Development).

The development proposals will be further expected to address the impacts of the massing, scale, materials and design on the existing street scene and wider townscape, including existing views, as required under the terms of LDP Policy Des 4 (Development Design- Impact on Setting).

Sufficient information will also be required to demonstrate the impacts of the development on the amenity of neighbouring and future occupiers of the development, to address the terms of LDP Policy Des 5 (Development Design- Amenity). This will include the requirement for green space provision, in accordance with the requirements of LDP Policy Hou 3 (Private Green Space in Housing Development).

A Design and Access Statement will be provided with the application.

c) access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regard to the transport policy of the LDP and the Edinburgh Street Design Guidance.

In particular, the proposed development would be expected to include provision for active travel infrastructure, including connections to the existing infrastructure, in accordance with the requirements of LDP Policy Des 7 (Layout Design).

Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

d) there are any other environmental factors that require consideration;

An air quality impact assessment may be required depending on the number of proposed parking spaces, as the site is located near to the Central and Great Junction Street Air Quality Management Areas.

Ground condition investigations will also be required, owing to the nature of existing uses at the site.

The application will need to be screened for an Environmental Impact Assessment (EIA) including the cumulative impact of the proposals. The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment.

It is anticipated that the following documents will be submitted;

- Pre-application consultation report;
- Design and Access Statement;
- Desk based Archaeological Assessment;
- Planning Policy Statement;
- Transport information;
- Daylighting and Sunlight Analysis;
- Air Quality Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Townscape and Visual Impact Assessment;
- Phase 1 Habitat Survey; 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

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

A Proposal of Application Notice (PAN) for these proposals was validated on 9 August 2019 (Planning reference 19/03802/PAN).

The PAN was sent to Local Ward Councillors, and MSPs Deirdre Brock and Ben MacPherson.

Manned public exhibitions have taken place at Out of the Blue Drill Hall at 36 Dalmeny Street on Monday 2 September and Tuesday 3 September 2019. A newspaper advertisement was published in the Edinburgh Evening News 26 August 2019.

The applicant has further agreed to attend Leith Central Community Council public meeting at a date and time to be agreed in advance.

The applicant has confirmed that leaflets advertising the forthcoming public meeting will be distributed to local residents and businesses. A notice is currently on display in the Macdonald Road Library.

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

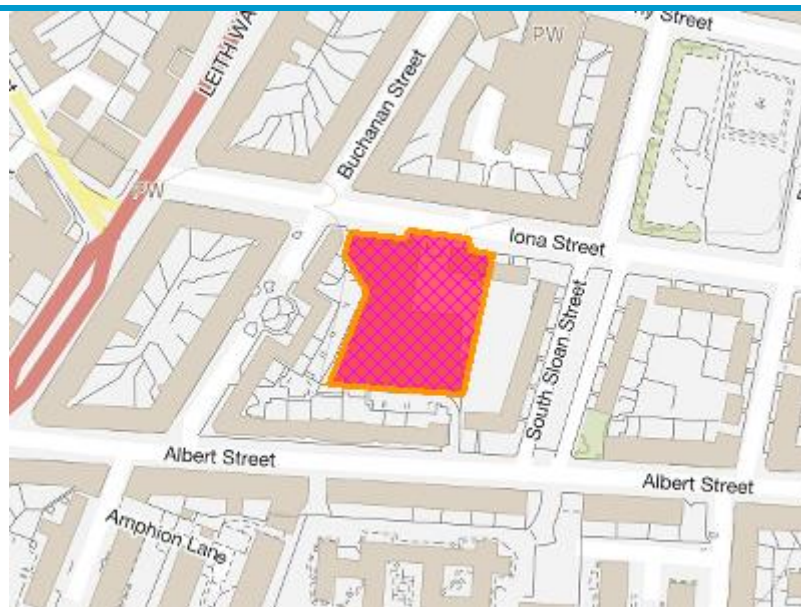
Background reading/external references

- 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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