

Development Management Sub Committee

Wednesday 25 September 2019

Report for forthcoming application by

BDW Trading Limited. for Proposal of Application Notice

19/03870/PAN

At 57 Tower Street And 1 Bath Road, Edinburgh, EH6 7BB

Proposed mixed use development with associated

landscape, drainage, roads 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 detailed application for a mixed use development with associated landscaping, drainage, roads and infrastructure at 57 Tower Street and 1 Bath Road in Leith.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of Application Notice on 16th August 2019 (19/03870/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 is 0.75 hectares, and is located on the north side of Salamander Street and west side of Bath Road. Tower Street links into the northern part of the site from the west. There are a number of buildings within the site, none of which are listed. Beyond Salamander Street to the south the land is predominantly residential with some commercial units at ground floor level. To the east there is a five storey primarily residential tenement with industrial/warehousing adjacent. To the north of the site is Forth Ports land. To the west of the site are industrial/commercial buildings, a number of which are listed. A high stone wall forms the southern boundary of the site and part of the eastern boundary of the site.

A strip of land at the western edge of the site is located within the Leith Conservation Area. Part of the boundary of the Leith Conservation Area also lies opposite the site on Salamander Place.

This application site is located within the Leith Conservation Area.

2.2 Site History

29 December 2016 - Listed building consent granted for the partial demolition of structurally unsafe boundary wall and subsequent reinstatement (application reference 16/05506/LBC).

5 August 2019 - Planning permission was granted on part of the site for a residential development with commercial units and associated landscape, drainage, roads and infrastructure (application reference 18/08206/FUL).

Main report

3.1 Description of the Proposal

An application for detailed planning permission will be submitted for a mixed use development with associated landscaping, drainage, roads and infrastructure. No details have been submitted of the mix of uses, access or design.

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 Central Leith Waterfront area (EW 1b) in the Local Development Plan (LDP). The development principles guide future development in this area which is described as commercial and housing led mixed use development with sites in various ownerships. The Leith Docks Development Framework covers this site.

b) The design, scale and layout are acceptable with the character of the area;

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance. 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 proposals should have regard to the Council's parking standards, LDP transport policies, and the requirements of the Edinburgh Street Design Guidance. Transport Information will be required to support the application to assess the effect of the proposal on local roads and the accessibility of the site.

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

The proposals will be required to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity. The proposal will be assessed in line with LDP policy Del 1 (Infrastructure delivery and developer contributions).

Part of the site is a former glassworks dating back to min 18th century. Preservation of the site's industrial heritage is a key archaeological concern and an archaeological assessment will be required.

The western edge of the site is bounded by listed buildings. The impact on the setting of these buildings will be considered. The effect of the development on the character or appearance of the Leith Conservation Area and its setting will need to be assessed.

The site is located within the Salamander Street Air Quality Management Area and an air quality impact assessment will be required.

There are a number of potential noise sources within the vicinity of the site (eg scrapmetal yard, port related activity, public house). An Acoustic survey will be required to address these noise sources.

In order to support the application, the applicant will be likely required to submit the following documents (this list is not exhaustive):

- Planning Statement;
- Design and Access Statement;
- Pre-application consultation report;
- Site investigation report;
- Transport information;
- Flood risk assessment and surface water management plan;
- Drainage Impact Assessment;
- Archaeological assessment;
- Air quality Impact Assessment;
- Noise Assessment;
- Swept path analysis;
- Floodlighting study;
- ecological 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (19/03870/PAN) outlines a public event to take place on 16 October 2019. In addition, notice has been served on Leith Harbour and Newhaven Community Council, Leith Links Community Council, Councillor Chas Booth, Councillor Adam McVey, Councillor Gordon Munro and Leith Neighbourhood Partnership.

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

Background reading/external references

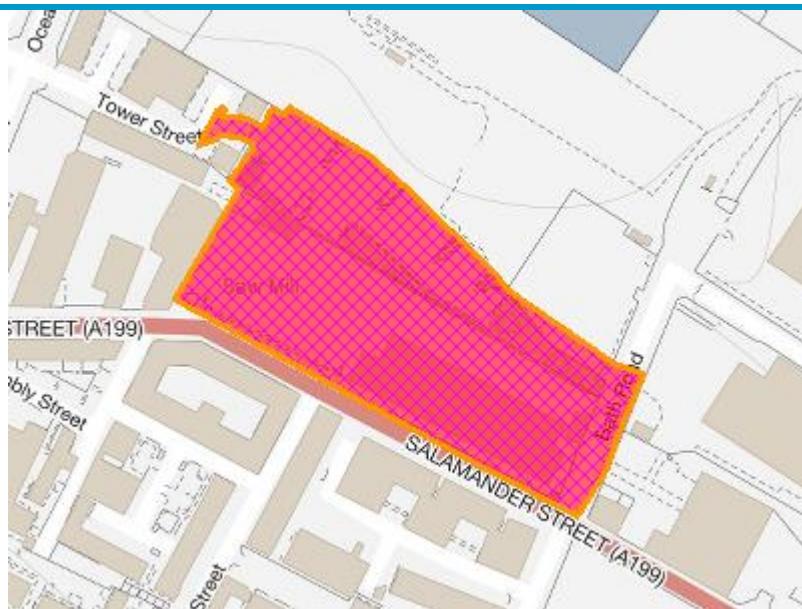
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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