

Development Management Sub-Committee Report

Wednesday 24 January 2024

**Application for Planning Permission
land east of 16 Sibbald Walk, Edinburgh.**

Proposal: Erection of mixed-use development comprising student accommodation, affordable housing, and commercial / community use (class 1A and / or Class 3) with associated landscaping, infrastructure and access arrangements. (as amended)

**Item – Committee Decision
Application Number – 23/03463/FUL
Ward – B11 - City Centre**

Reasons for Referral to Committee

The application has been referred to the Development Management Sub-Committee because the Chief Planner considers the proposal to be of significant public interest. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Management Sub-Committee.

Recommendation

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

Summary

The proposal is acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Overall, it is in accordance with the development plan and NPF4.

It will preserve the character and appearance of the Old Town Conservation Area and will not be detrimental to the architectural character, setting or historical interest of listed buildings. The uses are compatible with the mixed character of this city centre area. The student use will not have an adverse impact on maintenance of a balanced community. It is of an appropriate design and will not harm the qualities that justify the inscription of a World Heritage Site or its setting. It is a sustainable development, promoting use of sustainable transport through appropriately designed cycle storage and a proximity to public transport.

A car-parking free development is appropriate in this location. Sustainable features are incorporated. The implementation of mitigation measures will safeguard the living environment of future occupiers and in turn prevent limitations on the activities or potential re-development of neighbouring sites. Overall, there will be no unreasonable impact on the amenity of neighbouring residents. No specific issues of flooding, archaeology, ecology, or road safety are raised. Other material considerations support the presumption to grant planning permission.

SECTION A – Application Background

Site Description

The site is brownfield land which was historically part of the bus depot. It is the last cleared area identified for a wider mixed-use re-development originally through the Caltongate Masterplan.

It is bordered by modern buildings which is part of this regeneration including recently constructed offices (Queen Elizabeth House) to the west and residential flats (Queensferry Apartments). Slightly older flats are also located to the south and east. There are several listed buildings beyond this to the south.

The site is located within the Old Town Conservation Area and Old and New Towns of Edinburgh World Heritage Site.

The site area is 0.245 hectares in total.

Description of the Proposal

A mixed-use development including purpose-built student accommodation (PBSA), residential townhouses and a commercial (class 1A or class 3) or community unit with associated landscaping, infrastructure, and access arrangements.

The PBSA will include 267 beds in total comprising of 207 studio beds and 60 cluster bedrooms varying in size from 16 m² to 26 m². 15 of these rooms will also be DDA compliant.

The development will be a mixture of five to seven storeys on three sides (north, south, west) with three storey townhouses (east). The commercial unit will be to the north of the site comprising of 278 m² floorspace.

The building will be approximately a maximum height of 22m, depth of 81m and width of 33m with the height stepping down to Calton Road. The larger parts of the development here incorporate flat green roof expanse accommodating solar panels and plant machinery. The lower, west side includes dual pitched roofs similar in form to modern developments to the south.

External materials include white rendered walls, dark grey zinc clad roofs and sandstone cladding on the buildings west side.

An internal landscaped courtyard will be formed serving the student accommodation which will comprise 11 % of the overall site area.

Each townhouse will include three bedrooms and range between 111 m² to 122 m² with balcony spaces (6 to 7 m²) facing Shoemakers Close. These are proposed to be affordable housing units. External materials include white rendered walls, dark grey zinc clad roofs and sandstone cladding on the buildings west side.

An internal cycle store for the townhouses will be provided accessed from Shoemaker's Close including 8 standard and 2 non-standard Sheffield spaces. The PBSA cycle store will be located at basement level accessed from the central courtyard including 267 spaces in total including 95 (36 %) upper tier above standard Sheffield racks, 80 (30%) Sheffield racks, 54 (20%) non-standard Sheffield spaces and 38 (14%) two tier arrangement.

Pedestrian access to the PBSA will be from Sibbald Walk and Shoemakers' Close for the townhouses.

Supporting Information

- Air Quality Impact Assessment
- Archaeology Statement
- Daylight and Sunlight information
- Design and Access Statement
- Energy Strategy Report
- Flood Risk Assessment
- Ground Investigation report
- Heritage
- Noise Impact Assessment
- Planning Statement
- Pre-application consultation report
- Student need assessment
- Surface Water Management plan
- Sustainability Information
- Transport Statement
- Verified views
- Visualisations

Revised Scheme

- Building height reduced from 8 to 7 storeys on west elevation and 6 to 5 storeys on south elevation.
- Solar panels reduced on flat roofs.
- Increased glazing on east side of commercial unit.
- Additional windows on townhouse on north and west elevations.
- Detailing included on gable wall of south elevation with recessed vertical section.
- Additional detail of landscaping in internal courtyard.
- Changes to cycle parking to increase provision of non-standard spaces.

Relevant Site History

23/01846/SCR
Land east of Sibbald Walk
Edinburgh.
Request for EIA Screening Opinion.
EIA Not Required
15 June 2023

23/01777/PAN
Land east of Sibbald Walk
Edinburgh.
Erection of mixed-use development comprising student accommodation, affordable housing and commercial/community uses with associated landscaping, infrastructure, and access arrangements.
Pre-application Consultation approved.
15 May 2023

Other Relevant Site History

The site has an extensive planning history detailed below. The site forms part of the wider Caltongate site approved for mixed use development of residential and a range of commercial / community use under planning permission 07/04400/FUL. The design of this development was subsequently amended under subsequent variations. Through this planning history, the site has an extant planning permission for a mixed-use residential development.

21st February 2006 - Conservation area consent granted for a demolition of entire former bus garage - application reference: 05/01777/CON.

30th October 2008 - Planning permission granted for erection of buildings for residential and business (class 4) and/or community facility, and retail (class 1) and/or food + drink (Class 3) purposes. Podium structure, car parking, access, open space and landscaping including public square and pend / arcade route off Canongate, works to south end of New Street, and associated works - application reference: 07/04400/FUL.

22nd May 2013 - Section 42 application granted to vary condition 3 (Archaeology); condition 4 (Sustainability Management System); Condition 6 (Construction Details); Condition 7 (Sustainability Management System); and Condition 17 (Boundary Treatments) of planning permission 07/04400/FUL - application reference: 13/00096/FUL.

13th December 2016 - Section 42 application granted to vary condition 4 of planning permission 13/00096/FUL in relation to a CCTV scheme - application reference: 16/01576/FUL.

29th November 2019 - Section 42 application granted to remove condition 4 in relation to details of CCTV scheme and condition 6 in relation to SMS + D&P stage BREEAM assessments - application reference: 19/03696/FUL.

23rd June 2022 - Planning permission 16/01576/FUL varied - application reference : 16/01576/VAR4

23rd June 2022 - Planning permission 19/03696/FUL varied - application reference : 19/03696/VARY

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Transport planning

Waste Planning

Flood Planning

SEPA

Scottish Water

Environmental Protection

Edinburgh World Heritage

Archaeology

Historic Environment Scotland

Affordable Housing

HES

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 21 August 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 25 August 2023

Site Notices Date(s): 22 August 2023

Number of Contributors: 13

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) **The proposals harm the listed building and its setting?**

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Setting
- Managing Change in the Historic Environment: Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent

Canongate Tolbooth, Category A listed LB ref:27582, dated 14/12/1970

The Tolbooth marks the historic focal point of the burgh of Canongate at the top of Tolbooth Wynd and is a key identifier of the skyline, visible in longer views.

Considering the new development will be surrounded by modern buildings of similar scale and will be sufficiently spaced from this historic asset no visual interference, or impact on its setting will occur.

Canongate Parish Church and Churchyard, LB ref:26823, dated 14/12/1970.

The setting of the church and churchyard is defined by an atypical open space within the comparatively dense urban characteristics of the Canongate.

In a similar manner to the above, the proportionate scale of the development in tandem with the space retained to this asset will avoid any impact on its setting.

Tenements on Canongate, including:

183-187 Canongate, Category B Listed, LB ref:28434.

189 -191 Canongate, Category B Listed, LB ref: 28435.

191-193 Canongate, Category C Listed LB ref:28436

195 and 197 Canongate, Category B listed LB ref:28437

In longer view, the development is not seen in the immediate context of these historic tenements, being separated by the modern buildings to the sites' south.

Its scale will not impact on any views onto their roofscape or impact on their setting.

Conclusion in relation to the listed building

The proposal is acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

b) The proposals harm the character or appearance of the conservation area?

The Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community. Furthermore, the appraisal states that greater increases in height and density of buildings occurred through population increases in the 17th and 18th century. There is a clear contrast in density and built form between the original walled city and relative openness of the Canongate.

The Caltongate Masterplan refers to roofscapes being fragmented, well-articulated and large flat roof expanses being avoided to affect the complex roofscape of the Old Town.

The site is located in an area with a relatively high density in the Old Town. Far south, are five and six storey historic tenement buildings whilst larger modern buildings border the site nearby.

As a cleared, brownfield land which has been unoccupied for over 15 years the site does not currently make a positive contribution to this historic environment. Whilst near historic buildings, the site is in a part of the Old Town which has undergone change with large modern buildings bordering the site to the south and west. The building heights and scale are compatible with this immediate context. They broadly continue this recent pattern of development with larger mass to the west side and a lower scale achieved to the east. Importantly, this scale of development will avoid interfering with wider views of this historic townscape as evidenced in submitted visuals.

The wide use of modern, alternate materials is appropriate here where a mix of materials evident in the immediate context. The buff sandstone fronting Sibbald Walk takes cues from the historic Old Town and blends suitably with adjacent modern offices. The render finish on all other sides has been used on elevations of old and new buildings.

The dark grey zinc is in keeping with modern roofscapes nearby. The site is visible from elevated positions, and it is important the colour and quality of the roof material blends well with the wider townscape. This matter will therefore be assessed in detail as part of a condition requiring specification of all external materials.

In regard to roof form, the development generally achieves the masterplan intentions of reflecting the complex Old Town roofscape. Its east side is well articulated through the pitched roof forms. Roof fragmentation is achieved to the west by the incremental step down in building heights. The appearance of any flat roof expanse here is softened with use of green roofs.

Conclusion in relation to the conservation area

Overall, the development is of scale, form and design that is appropriate to this historic environment. Therefore, it is acceptable in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- LDP Environment policy Env 12, Env 21, Env 22
- LDP Transport policy Tra 2, Tra 3, Tra 4
- LDP Design policies Des 1, Des 2, Des 4, Des 5, Des 7, Des 8
- LDP Housing policy Hou 1, Hou3, Hou 4, Hou 6, Hou 8
- NPF 4 Sustainable Place policies 1, 2, 3, 4, 7, 9, 13
- NPF 4 Liveable Place polices 14, 15, 16, 20, 22
- NPF 4 Productive Place policies 27, 28

The non-statutory Edinburgh Design Guidance is applicable when considering a number of these policies.

Use

New Street Redevelopment

LDP policy Hou 1 (Housing Development) states that priority will be given to delivery of housing land supply including the following relevant criteria:

- a) sites allocated in this plan through tables 3 and 4 and as shown on the proposals map.
- b) business led mixed use proposals at Edinburgh Park/ South Gyle
- c) mixed use regeneration proposals in the City Centre
- d) on other suitable sites in the urban area

NPF 4 policy 27 (City, town, local and commercial centres) e) supports new build residential development in town or city centres.

The site is part of City Centre Area CC2 in the LDP detailed as for housing as part of a major mixed use development opportunity with maximum capacity of 250. Furthermore, the New Street Development Principles seek a major mixed-use redevelopment to create a sustainable and integrated city quarter. A mix of uses should be provided including housing, offices, small business units, hotels, shops, food and drink premises and community facilities.

The Caltongate Masterplan (2006) outlines the minimum and maximum uses proposed for this whole site. For residential (open market) this is 160 to 250 units. The masterplan also refers to the schedule of uses as not a rigid land use allocation but sets out broad land uses considered acceptable in principle.

106 residential units have been delivered across the Caltongate Masterplan Area. Therefore, as this is the last site to be re-developed, delivery of student accommodation will mean the overall unit numbers detailed above will not be met. However, these targets are not statutory as they are not referenced in the later LDP.

As above, student use is not specifically detailed under this 'CC2' designation however the list of expected uses here does not preclude other appropriate uses. In this city centre location, the student use is appropriately located. It is compatible with other uses detailed as part of this 'commercial-led mixed-use redevelopment'. It accords with the New Street Development Principles in helping create a sustainable and integrated city quarter.

An infringement of the guidance figures set out in the Masterplan is acceptable here as overall the student use complies with the New Street development principles set out in the LDP. It is a compatible use as part of a mixed-use redevelopment that helps create a sustainable and integrated city quarter. On a small-scale, the three residential units proposed will help support principles of city centre living identified in NPF 4.

Student

LDP policy Hou 8 - refers to permission being granted for purpose-built student accommodation where:

- a) its location is appropriate in terms of access to university or college facilities by walking, cycling or public transport.
- b) states it will not result in an excessive concentration of student accommodation to an extent that would be detrimental to the balance of communities, or established character and residential amenity.

The Student Housing Guidance also includes the following criteria (a to d) to inform assessment of this use.

- a) relates to sharing a boundary or separated only by a road to a main university or college campus.
- b) outwith criteria a) student housing will generally be supportable on sites less than 0.25 ha, with consideration given to its cumulative impact and on area's character.
- c) is for sites out with criteria a) and b)
- d) to the delivery of a mix type of accommodation being provided.

Balanced sustainable communities require the dominant residential component to be permanent and not transient.

The guidance also refers to there being a greater potential for community imbalance where the student population is dominant, exceeding 50%.

Location

The University of Edinburgh buildings on the south side of Canongate can be accessed in less than a five-minute walk via a footway on Sibbald Walk which links to a zebra crossing. Other university buildings on St John's Street, Holyrood Road and Pleasance are between a 5-to-10-minute walk.

Bus stops are in close proximity on Canongate via the Lothian 35 service linking to University of Edinburgh on Forrest Road Napier University at Sighthill and Heriot-Watt University with journey times between 10 to 45 minutes. In addition, a range of bus services are accessible on North Bridge.

The National Cycle Network (NCN) Route 1 can be accessed at the Innocent Railway Path and Meadows to the south and west.

The site has appropriate access to educational facilities via a range of sustainable transport modes.

Concentration

Based on 2011 census, the student population comprised of 37 % of the total population in a ten-minute walking distance from the site.

Since then, population estimates become less certain so only maximum student concentrations can reasonably be arrived at.

The 2021 population estimates show 13,348 people. Allowing for PBSA permissions since the census there is a maximum student population of 5,736 (43%).

After 2021, the estimated population is 13,706 with estimated 6,094 students (44%). As per the above, this is an estimated maximum figure assuming all PBSA permissions are fully occupied and not accounting for any potential displacement impact.

The proposed addition of 267 students will have a small percentage increase to the proportion of students in this area. The site is in a city centre location where a higher degree of transient population might now reasonably be expected. For example, hotels are located near to tourist attractions and good transport links and student accommodation near education facilities.

In light of this, the proposals will not result in an excessive cumulative impact on the concentration of students in the locality to the degree that would be detrimental to maintenance of a balanced community.

The area contains a mix of uses, and the proposal will not be detrimental to the established character or residential amenity.

The proposal provides a mix type of accommodation with 207 studio and 60 four- or five-bedroom cluster flats. The site is less than 0.25 ha therefore does not require to provide 50 % residential as part of the development.

The proposal complies with LDP policy Hou 8 and the Student Housing Guidance.

Affordable Housing

LDP policy Hou 6 (Affordable Housing) states planning permission for residential development of 12 units or more should include provision for 25 % affordable housing.

The Caltongate Masterplan also seeks affordable housing provision of a minimum of 40 and maximum of 63 units.

Over 37 % (40 of 106) of residential units across the whole Caltongate site are affordable. The applicant proposes the three townhouses to be affordable units which would marginally increase this overall provision.

Affordable Housing has raised concern regarding the viability of delivering three affordable housing units on this site.

The proportion of residential units delivered as affordable exceed the 25 % required in previous legal agreements (s) across the Caltongate Site. Given this, and the fact the above LDP policy only applies to applications for 12 residential units or more there is no reasonable planning means to ensure this further provision will be secured. This would therefore be a matter for the applicant to pursue outwith this planning application.

Commercial or Community Use

NPF 4 policy 27 (City, town, local and commercial centres) a) states proposals that enhance and improve viability of city centres will be supported. Part b) refers to the town centre approach for location of uses including commercial.

NPF 4 policy 28 (Retail) a) states development proposals for retail will be supported in existing city centres. Part c) refers to support for small scale retail development that contribute towards local living.

The commercial (Class 1A or 3) or community unit is supportable in principle as the site is in the city centre as defined in the LDP. The unit will help support local living by providing a shop or service in proximity to residential accommodation nearby.

The Caltongate Masterplan does not specifically outline this site for these uses; however, this is not a rigid land use allocation. Commercial or community use are compatible with the development principles detailed for the re-development of New Street 'CC2' in the LDP.

Therefore, the principle of these uses are acceptable complying with relevant sections of the LDP, NPF 4 policy 27 and 28.

World Heritage

NPF 4 policy 7 l) states development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value (OUV) is protected and preserved.

The Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site (WHS) are defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

Edinburgh World Heritage have been consulted on the proposal and raise concern that a more contextual design, materials and massing of development has not been taken.

As cleared, vacant brownfield land for several years the site appears as a gap in the townscape as seen from some elevated views. In this respect, it does not presently contribute positively to the WHS, or its setting.

As previously detailed, this part of the WHS has undergone significant change. The site being bordered by large, modern buildings forming part of the wider New Street re-development. This re-development has already changed some wider townscape views from North Bridge and Calton Hill for example.

This new development is of a similar scale, form, design, and materials to this modern change nearby. In this context, it is a compatible development that will have no adverse physical effects on the World Heritage Site or its setting.

WHS also made comment on the potential for notable impact on community resilience from this use.

The student use can be more transient than other uses. However, it forms part of a proposal that brings new uses to a vacant site which will help support local facilities nearby. The student use will not be harmful to the mix of uses evident in the Old Town.

Overall, the development will not harm the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site, in compliance with NPF 4 policy 7.

Design

NPF4 Policy 14 supports development proposals that are designed to improve the quality of an area and are consistent with the six qualities of successful places. These qualities include a place being healthy, pleasant, connected, distinctive, sustainable, and adaptable.

LDP policy Des 1 (Design Quality and Context) refers to development creating or contributing to a sense of place based on positive characteristics of the surrounding area.

LDP policy Des 2 (Co-ordinated Development) states development will not compromise the effective development of adjacent land.

LDP policy Des 3 (Design - Existing and Potential Features) refers to development incorporating existing characteristics and features worthy of retention on site and surrounding area.

LDP policy Des 4 (Design - Setting) sets out criteria for development to have a positive impact on the character of the wider townscape and landscape. Considerations include height, form, scale, proportions, position, materials and detailing.

LDP policy Des 7 (Layout Design) refers to development having a comprehensive and integrated approach to layout of buildings to ensure ease of movement (cycling, walking) within the site, having regard especially to matters of accessibility for all and appropriate access to sustainable modes of transport.

LDP policy Des 8 (Public Realm and Landscape Design) refers to permission being granted for external spaces that have been designed as an integral part of the whole.

The development will be in keeping with the scale of buildings nearby where there are varying heights evident in the townscape.

Its form takes cues from these buildings. The flat roof expanses align with modern office buildings to its west whilst pitched roof forms align with old and new roofscapes nearby. Green roofs will help soften the buildings appearance in longer view.

Modern materials (zinc, white render, aluminium detailing) will match more recent developments nearby and appear compatible in this regard. Use of natural stone on its west side takes reference from its historic, Old Town context.

New windows serving habitable rooms will create additional overlooking onto all routes helping enhance the safety of public spaces. Views onto the sites' secondary route (south) whilst more restricted by the storage of plant at street level will still be improved by new upper floor glazing. In tandem with views from existing uses facing this route, its general safety for users will still be enhanced.

The absence of routes through limits ease of movement within the site, which differs from the extant permission where private access routes were included. However, overlooked footpaths bordering the sites' edge will connect to existing pedestrian routes to the east and west. This will still encouraging safe, convenient car-free movements. Whilst restricted by the sites' sloped nature, an accessible, car-free route will be provided from New Street to the building entrance at Sibbald Walk.

New soft landscaping here will help create a healthy, pleasant environment for users. The ground floor unit will enhance urban vitality with an active street frontage with large, glazed openings and future community or commercial use.

With regard to adaptability, the submitted D & A statement outlines the potential for the student internal layout to be changed for residential use accommodating varying unit sizes. However, alternate schemes cannot materially be assessed in the determination of this application.

The design aligns with wider considerations of creating a safer, more pleasant, and healthy place. Other identified place qualities are considered through other sections of the report. The scale, height, form, materials and detailing are of appropriate as they are compatible with the wider townscape.

Overall, the proposal complies with applicable LDP and NPF4 Design policies.

Sustainability

NPF 4 policy 1 (Tackling the climate and nature crises) states when considering all development significant weight will be given to the global climate and nature crises.

NPF 4 policy 2 (Climate mitigation and adaptation) intent refers to development minimising emissions and adapting to current and future impact of climate change.

NPF 4 policy 9 (Brownfield, vacant and derelict land and empty buildings) intent refers to encouraging reuse of brownfield, vacant or derelict land and empty buildings.

NPF policy 14 b) (Design, quality, and place) refers to sustainability as a quality that supports a successful place.

The development includes measures to help mitigate impacts of climate change. Green roofs will be incorporated with solar panels, a rain garden, air source heat pumps and a heat recovery system.

It will re-use brownfield land in a sustainable location.

Reduced reliance on car usage is encouraged whilst provision of appropriately designed cycles encourages use of sustainable transport modes.

Overall, the proposal is a sustainable development which re-uses brownfield land. It therefore complies with NPF4 policy 1, 2, 9 and 14 b) regarding sustainability.

Ecology

NPF 4 policy 3 b) (Biodiversity) states development proposals for major development will only be supported that conserve, restore and enhance biodiversity.

LDP policy Env 12 (Trees) states development likely to have damaging impact on protected trees will not be supported.

The landscaped courtyard space will include 14 new trees and shrubs, rain gardens, hedging and climbers. Planting beds will front Sibbald Walk whilst a wildflower mix will be incorporated onto the green roofs. These range of measures will help enhance biodiversity on-site. A condition has been imposed for the detailed landscape plan to be fully implemented within six months of student rooms first being occupied. To ensure implementation of these details. An informative has also been applied encouraging use of swift bricks.

Twelve existing trees fronting Sibbald Walk are in proximity to the site. The landscape plan states these specimens will be protected as per British Standards during construction, or, replaced if required.

The trees are small scaled therefore, appropriate replacement specimens are acceptable in principle. However full details of this will be required by condition as part of an Arboricultural Method Statement.

The development will therefore support and encourage local biodiversity. Subject to condition, impacts on existing trees are acceptable in accordance with NPF4 Policy 3,

LDP policy Env 12.

Amenity

LDP policy Des 2 - states permission will not be granted for development which will compromise the effective development of adjacent land.

LDP policy Des 5 - sets out criteria for ensuring occupants have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

For daylight to new windows, the EDG states this can be measured by the 'no skyline method' where light should penetrate halfway into rooms. For existing windows, the Vertical Sky Component (VSC) can be used where the amount of daylight reaching an external wall should be 27 % VSC or 0.8 of its former value.

For sunlight to gardens, this can be measured with plans showing shadows before and after at the Spring Equinox. Generally, half the garden should be capable of more than two hours sunlight during this time.

For privacy, the pattern of development will help define appropriate distances between buildings with higher expectations for separation in suburban areas than the historic Old Town.

LDP policy Hou 3 (Private Greenspace in Housing Development) requires provision of greenspace for future residents. Part a) refers to 10 square metres per flat being provided and 20% of a total site area being useable greenspace.

The EDG refers to the inclusion of balconies may be seen as a mitigating measure where the spatial pattern of an area is a factor. Supporting LDP paragraphs states there maybe exceptions to this if there are good reasons why this cannot happen including density. Furthermore, that this policy does not apply to housing built for occupation by students.

LDP policy Hou 4 (Housing density) states the council will seek an appropriate density of development on each site.

Future Occupiers

Privacy

In regard to privacy, the guidance states that the pattern of development in an area will help define appropriate distances between buildings and privacy distances. There may be higher expectations for separation in suburban areas than in historic areas such as the Old Town.

It is unreasonable to expect development to achieve separation distances similar to that found in suburban areas on this tightly constrained site. At their closest point, windows to the south achieve distances of over 5m to the adjacent building with larger distances retained on all other sides. The design seeks to minimise direct views between windows and a closer relationship between windows may generally be expected in historic areas such as the Old Town. Given the context of the site, the level of privacy afforded to future occupiers is acceptable.

Outlook

Levels of outlook are generally appropriate. Most student rooms are served by large, glazed openings with the tighter distances between buildings in keeping with the areas' spatial pattern. Secondary sources of outlook are provided through communal amenity space.

Similarly, townhouses will have large, glazed openings fronting Shoemakers Close with additional outlook, albeit upwards, provided by high level openings.

Internal Layout

All townhouses will be over 110 m², exceeding EDG minimum space standards for three-bedroom dwellings by more than 20 m².

Student rooms are generally of an appropriate size which in tandem with the amount of communal amenity space will provide appropriate habitable space.

Daylight

The submitted daylight analysis details the three townhouses will accord with the no skyline method of the EDG.

In regard to student rooms, 80 % of all habitable rooms (225 of 280) will accord with these standards.

Light to rooms below the required level are generally poorer in lower floors of the building with rooms facing onto taller buildings to the south and west.

The development includes communal amenity and study space at ground floor which provides a good level of alternative habitable living space with outlook onto the contained garden space. Overall, a reasonable living environment will still be achieved for future occupiers. This level of compliance with the EDG is acceptable in this higher density context of the Old Town.

Sunlight

No greenspace has been provided for the three townhouses. The applicants' justification for this includes that gardens are not characteristic of the Old Town and are difficult to accommodate in new developments. There is range in the quantity of greenspace provision on residential developments nearby. For example, historic flatted tenement properties on the Canongate do not have greenspace however more modern developments to the sites' north and east do.

As outlined above, the townhouses achieve a reasonable standard of amenity in all other aspects. They are of a good size internally with adequate levels of light and outlook. Furthermore, inclusion of private balconies will still provide external amenity space for occupiers. Local and large areas of greenspace (Dunbar Close, Holyrood Park) as defined by the LDP are in walking distance from the site. Overall, an appropriate living environment will still be achieved for future occupiers.

Moreover, the townhouses form a small part of the whole development which achieve a density appropriate to its Old Town location. An infringement of this greenspace policy is appropriate in this specific context. In addition, as the area is not identified as deficient in terms of access to local or large areas of greenspace in the LDP no greenspace contribution has been sought.

As per the above, the greenspace policy does not apply to student housing. The garden space for students does not achieve levels of sunlight sought in the EDG. However, the development is compatible with the townscape character and is well served by greenspace nearby. An infringement of the EDG is therefore acceptable in this instance.

Overall

The level of compliance with the Edinburgh Design Guidance is acceptable based on the surrounding tight urban context. The overall design of the development achieves a reasonable living environment for future occupiers in accordance with LDP policy Des 5.

Neighbours

LDP policy Des 5 (Amenity) also states the planning permission will be granted for development where the amenity of neighbouring development is not adversely affected.

The EDG sets out guidance for assessing impact on neighbours' amenity as detailed above.

Privacy

The closest relationship between windows of over 5m will be on the west section of the buildings south side. This retained distance will be similar to aspects of planning permission reference 22/01647/FUL granted at 179 Canongate nearby, accepted based on the tight historic urban context. At this closest point, windows are positioned to minimise direct, overlooking whilst greater separation is achieved on the east section of this side more than 8m. Openings on this side of the neighbours' development are positioned near its site boundary with a large source of their view reliant on facing over adjacent land. In this context, it is reasonable that their position and proximity to the site should not compromise the effective re-development of this adjacent land. Similarly, this relationship is appropriate in this tight, urban context.

To the east, views onto windows of residential development at Tolbooth Wynd will be minimised by their differing orientation and retained space of at least 10 m.

Furthermore, given the communal amenity spaces to this side is presently overlooked by flatted windows it has limited privacy as existing. The distance that will be retained to this side, and orientation of the lower part of the development (townhouses) fronting this space will limit any further impacts.

The distance and orientation of all other windows avoids direct overlooking of neighbours' resident windows.

Outlook

The immediate outlook for residential properties facing the site will clearly change. However, this is brownfield land which forms part of a wider area identified for significant redevelopment in the LDP. In this context, there is a reasonable expectation that there will be some impacts. The development achieves an appropriate response to the townscape whilst separation distances between buildings are appropriate in this tight, urban context.

The degree of impact on outlook is therefore acceptable in this context.

Daylight

The submitted daylight report assesses impact from the development compared with the extant planning permission reference 07/04400/FUL and subsequent variations on site. It outlines that all windows achieve a VSC of greater than 0.8 of its former value with many having improved levels of daylight from this permission.

Information was sought in regard to the existing levels of light with the site presently vacant, but this has not been received. The applicants has stated that as a cleared site neighbouring properties presently benefit from artificially elevated levels of daylight, with light received across the boundaries without obstruction. This being not typical of an urban location such as this. Direct comparison between the two schemes presents a more realistic view of light impacts. This approach is considered reasonable given the site is also identified for re-development in the LDP.

The level of impact on daylight is acceptable in this context and it complies with the EDG.

Sunlight

The sun path analysis at the Spring Equinox shows the development will slightly increase shade cast on the northern courtyard of Old Tolbooth Wynd to the sites' east.

This space has poorer levels of sunlight as existing. However, the degree of impact from this proposal compared with the extant permission is proportionally minor; an average of just over 3 m² additional shade being cast.

The impact will therefore not be adverse, as levels of sunlight will be similar to the extant permission at this time of the year.

Noise

Policy Des 5 (Amenity) states planning permission will be granted for development where demonstrated the amenity of neighbouring developments is not adversely affected and future occupiers have acceptable levels of amenity in relation to noise.

The submitted noise impact assessment (NIA) assesses various noise sources including from traffic, rail and plant machinery. The NIA details that road and rail traffic can meet target noise levels within rooms. In regard to plant, it is stated that windows on the west side of the development will be impacted on by rooftop machinery on the nearby office building, Queen Elizabeth House, approximately 15m from the site.

To achieve acceptable noise levels internally with windows closed, acoustic double-glazing specifications are proposed.

Environmental Protection (EP) do not support such mitigation measures stating residents should be able to purge ventilate their rooms without being affected by noise. The applicant has stated that the site is further from this noise source than the existing Queensberry Apartments, where no noise complaints have been received. This has been confirmed by EP.

In these circumstances, it is considered that with appropriate glazing specification and ventilation, an adequate living environment can still be achieved for students. In turn, limiting the likelihood of future noise complaints received. This mitigation would allow windows to be closed should it be required and rooms to be adequately ventilated by this alternate means. A condition has therefore been included for full detail of this in the interests of future occupiers' amenity.

EP also recommend conditions for details of soundproofing in rooms to ensure noise and vibration from the ancillary student gym is appropriately managed. In addition, that specifications in regard to plant, lift and the commercial unit are implemented in accordance with the NIA. A condition has been included to this effect in the interest of future occupiers' amenity.

EP also raise concern regarding potential for noise from the students' rear garden space facing the new residential properties. The design of the student accommodation as a managed scheme gives opportunity for student activity to be monitored on-site by staff which will help limit potential for any disturbance. Openings to the rear of the residential units is limited further restricting opportunities for noise transfer. Moreover, in this city centre location a level of ambient noise and close relationship between a range of uses might reasonably be expected.

Ventilation

The NIA also recommends certain ventilation specifications to ensure safe dispersal of odours from any potential cooking operations on-site. Details for the implementation of such measures have been imposed by condition to safeguard neighbours' amenity.

Overall

Subject to conditions, an appropriate living environment will be achieved for future occupiers and no adverse impacts on neighbours' amenity will occur. Infringements of the EDG with regard to greenspace provision are acceptable in this context.

Transport

Cycle Parking

Policy Tra 3 states permission will be granted where proposed cycle parking and storage complies with standards in Council Guidance.

LDP policy Tra 4 states that cycle parking should be provided closer to building entrances than general car parking spaces.

Edinburgh Design Guidance states student flats should have a minimum cycle provision of 1 space per 1 bed.

The cycle parking factsheet C.7 states that where less than 50 bikes on Sheffield stands are required at least 50% of the capacity should be met by single storey racks.

The design principles for cycle provision include its location near destination entrances, its ease of accessibility and accommodation of minimum 20% of non-standard bicycle provision.

Student Accommodation

One space for each of the 267 students is provided which meets EDG standards. This provision includes a range of cycle types as per the following with the proportion of overall spaces by cycle type detailed in brackets. 95 (36 %) upper tier above standard Sheffield racks, 80 (30%) Sheffield racks, 54 (20%) non-standard Sheffield spaces and 38 (14%) two tier arrangement.

As detailed in the submitted cycle provision break down, 31 of the 80 standard Sheffield racks will be provided beneath an upper tier arrangement. This arrangement is not specifically included within the factsheet. Therefore, there is some ambiguity as to whether all of this provision should count towards the overall two tier provision.

This notwithstanding, the overall quantity and range of cycle spaces detailed above is adequate for the scale of student accommodation proposed. An appropriate provision of non-standard spaces are provided. The cycle parking will be accessed from the building entrance from Sibbald Walk and internal courtyard space via a lift and stairs. It therefore provides convenient access to all users. It is acceptable overall.

Residential Accommodation

A total of 10 cycle spaces (8 standard and 2 non-standard) will be provided for the affordable housing units via an enclosed cycle store accessed from Shoemakers Close. This provision meets EDG standards and the cycle parking factsheet.

Overall

The proposal complies with LDP policy Tra 3, Tra 4 and the non-statutory guidance.

Car Parking

NPF 4 policy 13 e) (Sustainable transport) states development with no car parking will be supported, particularly in urban locations well-served by sustainable transport modes and which do not create barriers to access by disabled people.

The policy intent seeks development to prioritise travel by sustainable transport.

NPF 4 policy 14 b) refers to connectivity supporting a successful place. Including supporting well-connected networks that make moving around easy and reduce car dependency.

Policy Tra 2 states permission will be granted for development where car parking provision complies with and does not exceed parking levels set out in council guidance.

The EDG sets out the car parking standards for student accommodation, housing, retail and food / drink use.

No car parking is proposed which is acceptable in this city centre location where the site has good levels of access to public transport, education, and local amenities. A transport statement has been submitted where it is anticipated that trips will mainly be by walking.

Transport Planning has been consulted on the proposals and raise no objections subject to conditions or informatives in regard to the design of doors, a travel plan and parking permits. These details have been included as an informative. No objections have been raised on grounds of road or pedestrian safety.

The proposal discourages reliance on private car use through no car parking provision in a sustainable location which complies with LDP policy Tra 2, NPF 4 policy 13 and 14.

Archaeology

NPF 4 policy 7 o) states non-designated historic environment assets, places and their setting should be protected and preserved in situ where feasible.

The City Archaeologist has been consulted on the proposals and considers the development will have no significant archaeological impact.

In light of this, the proposal does not conflict with NPF 4 policy 7 o).

Flooding

NPF 4 policy 22 c) (Flood risk and water management) states development proposals will not increase the risk of surface water flooding.

LDP policy Env 21 (Flood Protection) states permission will not be granted for development that would increase flood risk.

As identified in the SEPA online flood maps, the site has no specific coastal, river or surface water flood risk.

The submitted surface water management plan and flood risk assessment have been reviewed by Flood Planning and no objections have been received. Confirmation that Scottish Water accept the surface water discharge into the combined sewer is sought and an informative has been included in respect to this.

The proposal has been designed to mitigate against flood risk to account for the 1 in 200-year storm event plus a 40 % allowance for climate change. It incorporated measures to attenuate surface water discharge through a sustainable urban drainage system with use of green roofs and a ran garden.

Overall, the proposal complies with NPF 4 policy 22 and LDP policy Env 21.

Waste

The waste strategy for the three residential units has been agreed with CEC Waste and Cleansing Services. An informative has been included to highlight the requirement for a 12 week notice period for new bin orders to the applicant.

The student accommodation and commercial unit will be collected via private collection therefore the applicant will be required to arrange this separately.

Contaminated Land

NPF4 policy 9 c) (Brownfield, vacant and derelict land) states where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Environmental Protection has recommended a condition for submission of a site survey to ensure the site is safe and stable for its end use. In response, the applicant has queried the need for this condition given the previously submitted ground investigation report from March 2020 was deemed sufficient to purify condition 5 of planning permission 19/03696/FUL on-site. Given the time elapsed since then, the condition has still been applied to ensure any updated information, if required is provided. To ensure the site is safe and stable for the proposed uses in accordance with NPF 4 policy 7 c).

Conclusion in relation to the Development Plan

Overall, the proposal complies with the Local Development Plan.

It will preserve the character and appearance of the Old Town Conservation Area and will not be detrimental to the architectural character, setting or historical interest of listed buildings.

The uses are compatible with the mixed character of this city centre area. The student use will not have an adverse impact on maintenance of a balanced community.

It is of an appropriate design and will not harm the qualities that justify the inscription of a World Heritage Site or its setting.

It is a sustainable development, promoting use of sustainable transport through appropriately designed cycle storage and a proximity to public transport. A car-parking free development is appropriate this location. Sustainable features are incorporated.

The implementation of mitigation measures will safeguard the living environment of future occupiers and in turn prevent limitations on the activities or potential re-development of neighbouring sites. Overall, there will be no unreasonable impact on the amenity of neighbouring residents.

No specific issues of flooding, archaeology, ecology, or road safety are raised.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

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. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010.

Protected characteristics can include for example age, disability, pregnancy and maternity.

With regard to the above, the proposal helps to advance equality of opportunity as it will help to increase provision of accessible student and residential accommodation. The developments being accessible via a lift from ground floor and level access to the student courtyard here. The sloped nature of the site limits the ease of movement for all users. However, accessibility has been considered with the applicant confirming footpaths will meet minimum width requirements and an accessible drop off location has been shown. Through the above considerations, due regard has been had to the public sector equality duty under the above section of the Equalities Act.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

Design

- Height of building too high - Addressed through sections b) Conservation Area and c) Design.
- Out of keeping with local architecture - Addressed in sections b) Conservation Area and c) Design.
- Inappropriate form and detailing of roofscape - Addressed in section c) – Design.

Amenity

- Incomplete daylight information - Revised information has been submitted to address this matter.
- Poor privacy levels for neighbours - Addressed in section c) Amenity

Use

- Over supply of students impacting on affordable home provision and permanency of residential accommodation. - Addressed through section c) Use.

Conclusion in relation to identified material considerations.

The material considerations support the presumption to grant planning permission.

Overall conclusion

The proposal is acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Overall, it is in accordance with the development plan and NPF4.

It will preserve the character and appearance of the Old Town Conservation Area and will not be detrimental to the architectural character, setting or historical interest of listed buildings.

It is a sustainable development, promoting use of sustainable transport through appropriately designed cycle storage and a proximity to public transport. A car-parking free development is appropriate this location. Sustainable features are incorporated.

The uses are compatible with the mixed character of this city centre area. The student use will not have an adverse impact on maintenance of a balanced community.

It is of an appropriate design and will not harm the qualities that justify the inscription of a World Heritage Site or its setting.

The implementation of mitigation measures will safeguard the living environment of future occupiers and in turn prevent limitations on the activities or potential re-development of neighbouring sites. Overall, there will be no unreasonable impact on the amenity of neighbouring residents.

No specific issues of flooding, archaeology, ecology, or road safety are raised.

Other material considerations support the presumption to grant planning permission.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

3. (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Local Planning Authority, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Local Planning Authority.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Local Planning Authority.

4. The noise mitigation measures maximum plant specifications, lift and ventilation riser construction specifications associated with the student and residential accommodation detailed in the submitted Noise Impact Assessment, project no. 6447 - 'New Waverley Purpose-Built Student Accommodation, Edinburgh dated 14/11/2023 shall be fully implemented prior to first occupation of these uses.
5. The wall, floor and ceiling specifications associated with any commercial unit (Class 1A or 3) as detailed in the ITP Energised Noise Impact Assessment Report Project No. 6447 - "New Waverley Purpose-Built Student Accommodation, Edinburgh Noise Impact Assessment" and dated 14/11/23 should be implemented in full prior to occupation of any commercial use.
6. Wall, floor and ceiling specification details in relation to the proposed gym shall be submitted to and approved in writing by the Council as Planning Authority prior to first occupation of the student rooms.

These details shall be designed to ensure noise and vibration from the gym are inaudible (Noise Rating 15) with no perceptible vibration within the nearest student room.

7. Details approved under condition 6, shall thereafter be fully implemented prior to the first occupation of the student accommodation.
8. Details of glazing and ventilation specifications for the student and residential accommodation shall be submitted to and approved in writing by the Council as Planning Authority prior to first occupation of these uses.

These specifications shall be designed to ensure that noise from surrounding external plant meets NR25 within the nearest residence.

9. Details approved under condition 8, shall thereafter be fully implemented prior to first occupation of the student and residential accommodation.
10. Prior to the commencement of works on site an Arboricultural Method Statement shall be submitted to and approved in writing by the planning authority. The Arboricultural Method Statement will then be adhered to throughout the duration of the construction period.

11. The approved landscape plan (plan reference 20) shall be fully implemented within six months of the student rooms first being occupied.

Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. To ensure the land is safe and stable for the new use.
4. To achieve an appropriate level of amenity for future students and residents.
5. To safeguard the amenity of future students and residents.
6. To safeguard the amenity of future students.
7. To ensure implementation of these details to safeguard student's amenity.
8. To safeguard the amenity of future occupiers.
9. To ensure implementation of details to safeguard the amenity of future occupiers.
10. In order to protect trees.
11. To ensure implementation of appropriate landscaping on-site.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. Transport informatives:
 - a) The applicant will be required to amend the proposed doors so that they do not open outwards on to the footway.

b) The applicant should consider developing a Travel Plan including provision of public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities) and timetables for local public transport.

c) As the development is student housing, they will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013.

See

https://democracy.edinburgh.gov.uk/Data/Transport%20and%20Environment%20Committee/20130604/Agenda/item_77__controlled_parking_zone_amendments_to_residents_permits_eligibility.pdf.

(Category F - All student housing).

4. The applicant will be required to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted.
5. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
6. The design of the gyms' ceiling and walls should achieve NR 15 to ensure noise and vibration from the gym to the nearest residence will not be adverse.
7. The applicant should consider incorporating the use of swift bricks into the development.
8. Works outwith the site to the footways and roads may require separate consent by the Council as roads authority.
9. Prior to the commencement of construction works on site the applicant should submit to the planning authority confirmation that Scottish Water accept the proposed surface water discharge rate to the combined network.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 8 August 2023

Drawing Numbers/Scheme

01, 02, 03A - 06A, 07, 08, 09A, 10A, 12A - 17A , 18-20

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

NAME: Transport planning

COMMENT: No objections subject to condition or informatives as appropriate.

DATE: 15 January 2024

NAME: Waste Planning

COMMENT: A waste strategy has been agreed.

DATE: 12 October 2023

NAME: Flood Planning

COMMENT: No objections. The applicant should confirm Scottish Waters' acceptance of the surface water discharge rate into the combined sewer.

DATE: 15 November 2023

NAME: SEPA

COMMENT: Application does not meet the requirements for site specific advice.

DATE: 7 September 2023

NAME: Scottish Water

COMMENT: No objections however applicant will require to submit a pre-development enquiry prior to any technical application.

DATE: 22 August 2023

NAME: Environmental Protection

COMMENT: EP does not support the application due to concerns relating to existing plant noise affecting the proposal. Conditions recommended should the application be granted.

DATE: 27 November 2023

NAME: Edinburgh World Heritage

COMMENT: Concerns expressed regarding impact of design and use proposed.

DATE: 20 December 2023

NAME: Archaeology

COMMENT: No objections.

DATE: 30 October 2023

NAME: Historic Environment Scotland

COMMENT: No comments on the effects on Holyrood Park.

DATE: 23 August 2023

NAME: Affordable Housing

COMMENT: No planning means to secure affordable housing provision. Doubts regarding viability of affordable housing provision.

DATE: 15 January 2024

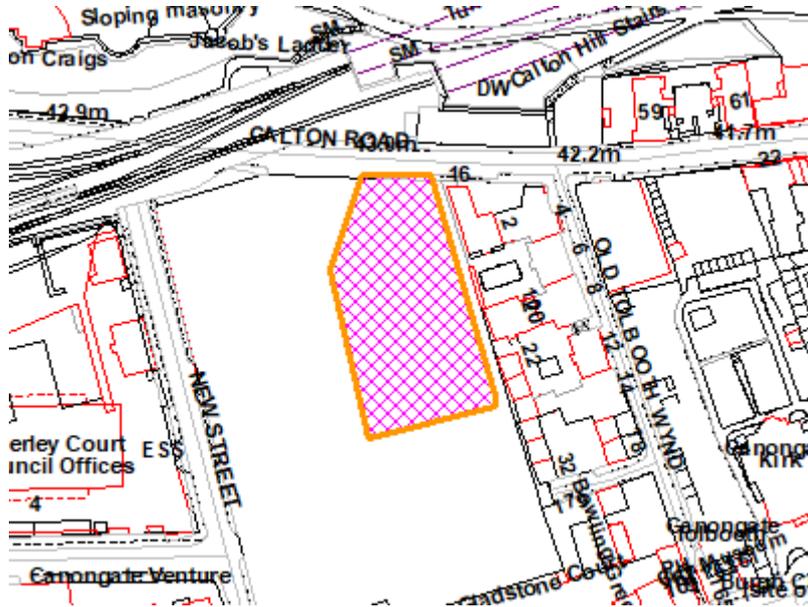
NAME: HES

COMMENT: No comments on effects on the setting of a World Heritage Site.

DATE: 17 October 2023

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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