

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 7 February 2024

Application for Planning Permission

117 - 145 Pitt Street & 9 Trafalgar Lane, Edinburgh, EH6 4DE

Proposal: Proposed residential development with associated landscaping, car parking, and infrastructure, including demolition of existing buildings and change of use from light industrial to residential use.

Item – Committee Decision

Application Number – 21/05861/FUL

Ward – B12 - Leith Walk

Report Returning to Committee

At the Development Management Sub Committee on 7 June 2023, Committee resolved to grant planning permission subject to a legal agreement requiring contributions for affordable housing, healthcare, and education.

For the education contributions, these were based on 70 units (those with more than two bedrooms). The healthcare contributions were based on 98 units.

The number of units has reduced to 97, and hence there requires to be a reduction in the healthcare and education contributions. Due to amendments to the scheme (and unit mix), the education contribution is now only required for 69 of these units.

Therefore, the levels of contribution for education and healthcare are less than previously stated in the report to committee on 7 June 2023. The affordable housing numbers remain the commensurate rate of 25%.

Recommendations

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

SECTION A – Assessment

As mentioned, changes are required to the levels of contribution for healthcare and education. The report to the Development Management Sub Committee on 7 June 2023 sought contributions for:

Education: £720,020 (70 units (of two or more bedrooms))

Healthcare: £92,610 (for the total number of units of 98)

Due to an amendment to the plans, the total number of units (of two or more bedrooms) is now 69. Therefore, the contributions are now amended to:

Education: £709,734

Healthcare: £91,665 (for the total number of units of 97)

These numbers are based on a per-unit cost of:

Healthcare: £945 (for all units)

Education: Primary School: £5372; Secondary School: £4914

These per-unit costs remain the same, and the only change is to the unit numbers.

It is recommended that a further three months be allowed in order to conclude this agreement.

The application remains in accordance with the Development Plan and there are no material considerations which indicate otherwise.

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

Or [Council Papers online](#)

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Adam Thomson, Planning Officer
E-mail: adam.thomson@edinburgh.gov.uk