

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 13 March 2024

Application for Planning Permission

**124 Salamander Street, 1 - 3 Salamander Yards, South Leith,
Edinburgh**

Proposal: The proposals comprise a 5 - 6 storey building providing 99 residential apartments with associated access, parking & landscape (as amended).

Item – Committee Hearing

Application Number – 22/03430/FUL

Ward – A13 - Leith (Pre-May 2017)

Report Returning to Committee

On 21 June 2023, the Development Management Sub Committee resolved to grant planning permission subject to the conclusion of a legal agreement for developer contributions for education infrastructure of £627,446, healthcare infrastructure of £93,555 and the delivery of 35 Affordable Housing units.

The legal agreement has yet to be concluded and further time is required to finalise the legal agreement. The Chief Planning Officer does not have delegated powers to extend the duration for conclusion of the legal agreement and, therefore, the application is referred to the Development Management Sub Committee. A further three months is sought to conclude the legal agreement.

Recommendations

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

SECTION A – Assessment

LDP Policy Del 1 (Developer Contributions) requires contributions to the provision of infrastructure to mitigate the impact of development. The Action Programme and Developer Contributions and Infrastructure Delivery Supplementary Guidance sets out contributions required towards the provision of infrastructure.

Developer contributions for education infrastructure of £627,446, healthcare infrastructure of £93,555 and the delivery of 35 Affordable Housing units are required. A legal agreement is necessary to secure the developer contributions.

The draft terms of the legal agreement are close to agreement and there are no outstanding matters to be concluded other than signing. It is recommended that an extension of three months is given to conclude the legal agreement.

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](#)

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