

Development Management Sub Committee

Wednesday 4 December 2024

Report for forthcoming application by

BR Consultants. for Proposal of Application Notice

24/05147/PAN

**at 52-54 & 56-58 Bangor Road, Bonnington, Edinburgh.
Demolition of existing buildings and erection of mixed use
development comprising student accommodation (*sui generis*) and employment space (class 4).**

Item number

Report number

Wards

B12 - Leith Walk

Summary

This report is to inform the Development Management Sub-committee of a potential forthcoming planning application for the demolition of the existing storage/industrial unit and the erection of a purpose built student accommodation building (*sui generis*) with ground floor business space (Class 4).

In accordance with the provisions of The Town and Country Planning Act (Scotland) Act 1997 (as amended), a Proposal of Application Notice was submitted on the 18 October 2024.

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 a storage / industrial unit at the junction between Bangor Road and The Quilts. It extends to 0.24 to 0.25 hectares (approx). The site is bounded by a coach/ car park and the 'James Pringles Shopping Village' to the south, similar in nature uses to the east and residential development to the north. The Water of Leith defines the western boundary.

The site is located in the 'Bonnington Cluster' as defined by the Local Development Plan and the proposals may be required to provide sections of, or links to, new active travel routes as well as improvements to public transport for Bonnington Road. Storage/industrial land to the east is allocated for housing led mixed use redevelopment (Place 12 Bangor Road). The Water of Leith is a Local Nature Conservation Site.

The West Bowling Green Street Bridge to the north is a Category B listed building (LB27456). The proposals are located in the Inchkeith Island from Castle lower rampart's Key view (C1b) and the site is at risk from fluvial, pluvial and coastal sources. The non-statutory Bonnington Development Brief also applies to the site.

2.2 Site History

There is no relevant planning history.

Main report

3.1 Description of the Proposal

A planning application will relate to the demolition of the existing storage / industrial unit and the erection of a purpose built student accommodation building (*sui generis*) with ground floor business space (Class 4).

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle is acceptable in this location

The proposals will be assessed against relevant principle of use policies including Local Development Plan policy Hou 6 (Student Accommodation) and Econ 5 (Employment Sites and Premises) as well as the provisions of any applicable non-statutory guidance (e.g. Student Housing Guidance).

Any planning application will be expected to demonstrate that the site has good access by public transport and active travel routes to further and higher education institutions, a lack of adverse impact on the established character of the area and the provision of suitable amenity, including open space and a maximum of 10% of total studio flats.

b) The design is acceptable in this location

The proposals will be assessed against relevant design policies including Local Development Plan policy Env 4 (Development Design - Impact on Setting) and Env 31 (Useable Open Space in New Development) as well as the provisions of any applicable non-statutory guidance (e.g. Edinburgh Design Guidance). At this stage, and whilst subject to change, the replacement building is likely to be materially greater in height than the existing 1-storey storage / industrial unit.

Any planning application will be expected to demonstrate how the development constitutes an improvement for the street and city scape whilst safeguarding and enhancing (where relevant) the interest and integrity of nearby natural, historic and built assets (e.g. setting of listed buildings and impact on key views).

c) There will be material adverse impacts for residential amenity

The proposals will be assessed against all relevant amenity policies including Local Development Plan policy Env 33 (Amenity) and National Planning Framework 4 policy 23 (Health and Safety) as well as the provisions of any applicable non-statutory guidance (e.g. Edinburgh Design Guidance).

Any planning application will be expected to demonstrate how the development shall provide acceptable internal and external levels of amenity for future occupiers, qualitatively and quantitatively, and safeguard that of neighbouring residential and employment uses.

d) The access arrangements and transport impacts are acceptable

The proposals will be assessed against all relevant transport policies including Local Development Plan policy Inf 6 (Cycle Parking) and National Planning Framework policy 13 (Sustainable Transport) as well as the provisions of any applicable non-statutory guidance (e.g. Edinburgh Design Guidance).

Any planning application will be expected to demonstrate how the development will prioritise active travel and manage waste / recycling. At this stage, and whilst subject to change, car parking is expected to be very limited and confined to an accessible provision only.

e) There are any other environmental factors that require consideration

The proposals will be assessed against all relevant transport policies including Local Development Plan policy Env 7 (Sustainable Developments) and National Planning Framework policy 1 (Global Climate and Nature Crises) as well as the provisions of any applicable non-statutory guidance (e.g. Edinburgh Design Guidance). The site / development falls below any requirement for Environmental Impact Assessment Screening.

Any planning application will be expected to demonstrate that the site can be developed without unacceptable impacts on the environment including the addressing of the global climate emergency and nature crisis. The following supporting documentation is anticipated:

- Design and Access Statement;
- Flood Risk Assessment;
- Landscape and visual impact information;
- Planning Statement;
- Pre-application Consultation Report;
- Preliminary Ecological Appraisal;
- Site remediation information;
- Surface Water Management Plan;
- Sustainability Statement and
- Transport information.

The above is not an exhaustive list and other supporting documentation may be identified prior to the planning application being submitted or during its assessment.

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 are ongoing regarding a planning application.

8.2 Publicity summary of representations and Community Council comments

The following parties were served with a copy of the Proposal of Application Notice on the 21 October 2024:

- Leith Central Community Council;
- Leith Harbour and Newhaven Community Council;
- Councillor Jack Caldwell;
- Councillor James Dalgleish;
- Councillor Amy McNeese-Mechan;
- Councillor Susan Rae;
- Councillor Chas Booth;
- Councillor Katrina Faccenda;
- Councillor Adam Nols-McVey;
- Ben Macpherson MSP;
- Deidre Brock MP; and
- Water of Leith Conservation Trust.

The following consultation was / will be carried out:

- Public event on the 13 November 2024 between 3pm and 7pm at the Biscuit Factory, 4-6 Anderson Place, Edinburgh;
- Public event on the 29 November 2024 between 3pm and 7pm at the Biscuit Factory, 4-6 Anderson Place, Edinburgh;
- Publication of an advert in the Edinburgh Evening News on the 31 October 2024;
- Publication of an advert in the Edinburgh Evening News on the 29 November 2024 and
- Publication of a website at scotthobbsplanning.com/consultations/bangorroad.

The results of the above consultation will be summarised within a Pre-application Consultation Report for submission with any planning application.

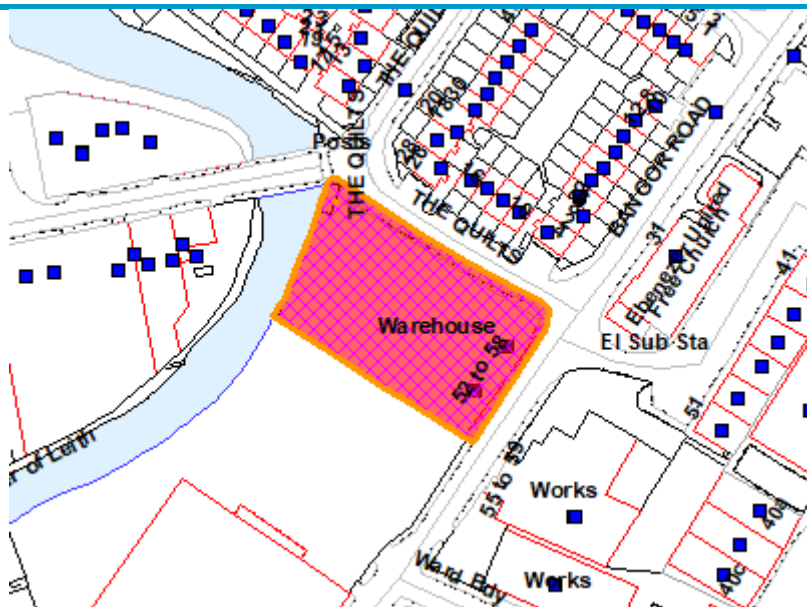
Background reading / external references

- 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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