

Scott Hobbs Planning

Planning Statement on behalf of:

Stephen G Dalton & Son

Date:

08 November 2023

Pre-Application Consultation Report (PACR)

52/66 Salamander Street, Edinburgh

shp[>]



Info

Proposed mixed use development comprising purpose-built student accommodation, residential (build to rent), retail/ commercial space and associated works.

52/66 Salamander Street,
Edinburgh, EH6 7LA

The Site

This report on the Pre-Application Consultation (PAC) process is submitted in support of a planning application for the demolition of existing structures and erection of 62 build to rent flats, and purpose-built student accommodation development, providing 279 student beds, excellent levels of amenity space, landscaping and other works at 52/66 Salamander Street, Edinburgh. The proposals have been developed with the benefit of pre-application discussion and public consultation.



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1.0 Introduction

1.1 This Pre-Application Consultation ('PAC') Report is prepared on behalf of Stephen G Dalton & Son ('Applicant') who are seeking detailed planning permission for a mixed-use development comprising of purpose-built student accommodation (PBSA), residential (Build to Rent), retail/commercial and associated works at 52/66 Salamander Street.

1.2 The description of the planning application is as follows:

'Demolition of the existing building and erection of mixed-use development including: residential development (build to rent) and purpose-built student accommodation development with commercial/retail floorspace (Class 1A) at street level and associated amenity space, landscaping and cycle parking at 52/66 Salamander Street, Edinburgh, EH6 7LA'.

1.1 This PAC Report forms part of a suite of documents submitted with the planning applications as outlined below. These supporting documents are in addition to the formal planning application documents comprising the planning application form and certificates and the accompanying plans, sections and elevations.

Planning Statement

Pre-application Consultation Report

Design and Access Statement (Inc. Waste Management Plan, Building Adaptability and Amenity Breakdown)

Landscape Statement

Noise Impact Assessment

Air Quality Impact Assessment

Transport Statement

Flood Risk and Drainage Strategy

Geo-environmental Report

Sunlight and Daylight Assessment

Ecological Assessment

Statement of Energy

Archaeological Assessment

1.3 As required by Regulations, this PAC Report is submitted in accordance with the requirements of the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021 and advice in Circular 3 (Development Management Procedures 2022). It follows the Town and Country planning (Development Management Procedure (Scotland) Regulations 2013 (as amended) and the relevant provisions of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 1.4 PAC is a statutory requirement for major and national developments and is to be undertaken in accordance with the procedures set out in sections 35A, 35B, 35C and 39 and regulations 4 to 7B.
- 1.5 The objective of PAC is to provide a process which enables communities to:
- be better informed about major and national development proposals; and
 - have an opportunity to contribute their views to prospective applicants before a formal planning application is submitted to the planning authority.
- 1.6 The purpose of the PAC process is to improve the quality of planning applications, to address any misunderstandings, to highlight any issues of particular importance to the local community, and to smooth the application process itself and ultimately improve development outcomes. It promotes early and open negotiations and positive working relationships from the earliest stages to provide an opportunity, where possible, for community views to be reflected in proposals and to add value at the start of the process.
- 1.7 Key stages include:
- submitting a PAN to the planning authority.
 - publishing a newspaper notice in advance of each public event – at least 7 days in advance (8 days in advance was followed here).
 - Holding a minimum of two physical public events regarding the proposals (two events were held).
 - Consulting relevant community councils.
 - Making the planning application no earlier than 12 weeks from when the PAN was given to the planning authority and no later than 18 months from the giving of the PAN.
 - Submitting a PAC report (PACR) alongside the application for planning permission.
- 1.8 This PAC report demonstrates that consideration has been given to the views expressed by the community, council, and statutory and non-statutory consultees. It also demonstrates that appropriate Pre-application engagement measures have been carried out which exceed the requirements of the Proposal of Application Notice ('PAN') and City of Edinburgh Council ('CEC'), whilst meeting legislative Scottish Government PAN requirements. It will illustrate:
- who was consulted,
 - what steps were carried out to comply with the minimum statutory requirements and those of CEC,
 - evidence to demonstrate that the required actions were taken,
 - the steps taken to explain the nature of the PAC,
 - the nature of the comments received, and issues raised during the PAC, and
 - consideration given to amending the proposal to incorporate views expressed by the community, the planning authority, and other statutory and non- statutory consultees.

1.9 The PAC process involved the notification of key parties including:

Leith Harbour and Newhaven Community Council

Leith Links Community Council

Cllr Adam McVey

Cllr Chas Booth

Cllr Katrina Faccenda

MSP Ben Macpherson

MSP Deidre Bock

City of Edinburgh Council

1.10 In person consultation events were held on 20th September (3-7pm) and 18th October (3-7pm) at Leith Library, 28-30 Ferry Road, Edinburgh, EH6 4AE, where members of the Applicant Team were available to provide instant feedback.

1.11 As detailed at Section 2 of this PAC Report, statutory pre-application consultation regarding the proposed development was carried out by the Applicant Team, in accordance with the Town and Country Planning (Development Management Procedures) (Scotland) Act 2013.

1.12 In addition, best practices have been adopted by the Applicant team involving comprehensive pre-application consultation with the City of Edinburgh Council, Leith Harbour and Newhaven Community Council and Leith Links Community Councils. This consultation is detailed at Section 3.

1.13 The PAC Report concludes that the pre-application consultation process has been a successful and positive experience and has exceeded the statutory minimum required for the proposed development.

2.0 The Proposal of Application Notice (PAN)

- 1.14 The Proposal of Application Notice ('PAN') was submitted to CEC on 7th August 2023, for:
- Proposed mixed use development comprising built student accommodation, residential (build to rent), retail/commercial space and associated works.'
- 1.15 As required by legislation, the PAN provided the following information:
- The description of the proposed development,
The postal address of the site,
A location plan showing the outline of the site,
Detail as to how the prospective applicant may be contacted or corresponded with; and,
Details of the proposed public consultation event and newspaper advert.
- 1.16 A copy of the PAN is attached in Appendix 1. All local ward councillors were also notified on 7th August 2023.
- 1.17 The PAN was validated on the 8th August 2023 (reference 23/03571/PAN), the proposed pre-application consultation was satisfactory and no other notification or notification was required.
- 1.18 A public notice was also published in a local newspaper, the Edinburgh Evening Times, on 13th September, and a public notice for the second consultation event appeared in the Edinburgh Evening News on 11th October 2023 to advertise the public consultations in accordance with statutory requirements. A copy of this public notice is attached as appendix 5.
- 1.19 These public notices included the following information:
- description and location of the proposed development,
details as to how (including by what electronic means) further information may be obtained concerning the proposed development,
the date and place of the public event,
a statement explaining how, and when by, persons wishing to make comments to the prospective applicant relating to the proposal may do so, and
a statement that comments made to the prospective applicant are not representations to the planning authority and there will be an opportunity to make public comments to the planning authority once the planning application has been submitted.
- 1.20 A press release was also issued and, as a result, details of the proposal appeared in:
- Urban Realm
The Herald (Online)
The Herald (Print)
Cockburn Association
Scottish Construction Now
Scotland Housing News

3.0 Pre-Application Consultation

Website

- 3.1 To facilitate the consultation a publicly accessible website was set up that held the project detail and information pertinent to the consultation. The website was: <https://www.daltonregen.co.uk/>
- 3.2 The website was activated prior to the first consultation event and remained live where comments were accepted until one week prior to each event.
- 3.3 Visitors could also request contact/ information by providing their email address (hello@daltonregen.co.uk) through the website.
- 3.4 Visitors to the website were able to leave comments to the applicant and project team using a feedback form (Appendix 8).

First Consultation Event

- 3.5 The first consultation event took place on 20th September 2023 at Leith Library, 28-30 Ferry Rd, Edinburgh EH6 4AE between 3pm and 7pm. During this time four members of the applicant team were in attendance to answer questions.

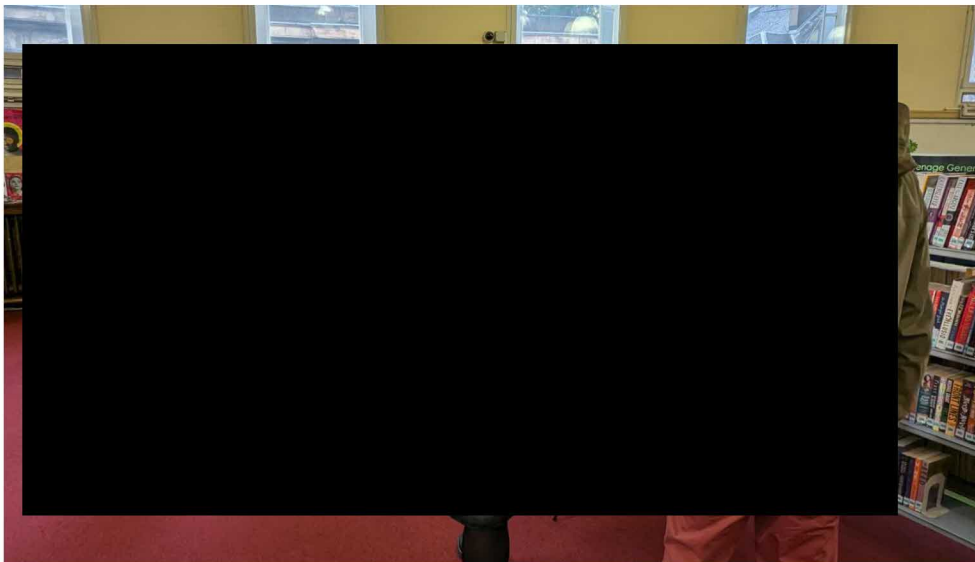


Figure 1: Consultation Event 1

- 3.6 A total of 750 flyers were disbursed on 11th September 2023 in the local area to notify the community ahead of the consultation event.
- 3.7 Following the distribution of flyers a public notice was placed in the Edinburgh Evening News on 13th September 2023 to advertise the in-person consultation in accordance with statutory requirements. A copy of the public notice is attached as Appendix 2.
- 3.8 The initial proposals for the site were developed following a series of meetings with CEC, a review of planning policies and previous planning applications for development in this area, and a thorough assessment of market requirements. This informed the form and scale of the development proposed displayed at the consultation event.

- 3.9 A total of 16 members of the local community discussed the proposal with the Applicant team during the consultation event. Following the event, a total of 23 feedback forms were received:20 online, three hard copies and one email comment.
- 3.10 Key stakeholder Cllr McVey, Cllr Faccenda and representatives of Leith Links and Newhaven Community Councils attended the consultation event in person.

Second Consultation Event

- 3.11 This second event was held on 18th October 2023 from 3 to 7pm at Leith Library, 28-30 Ferry Rd, Edinburgh EH6 4AE.

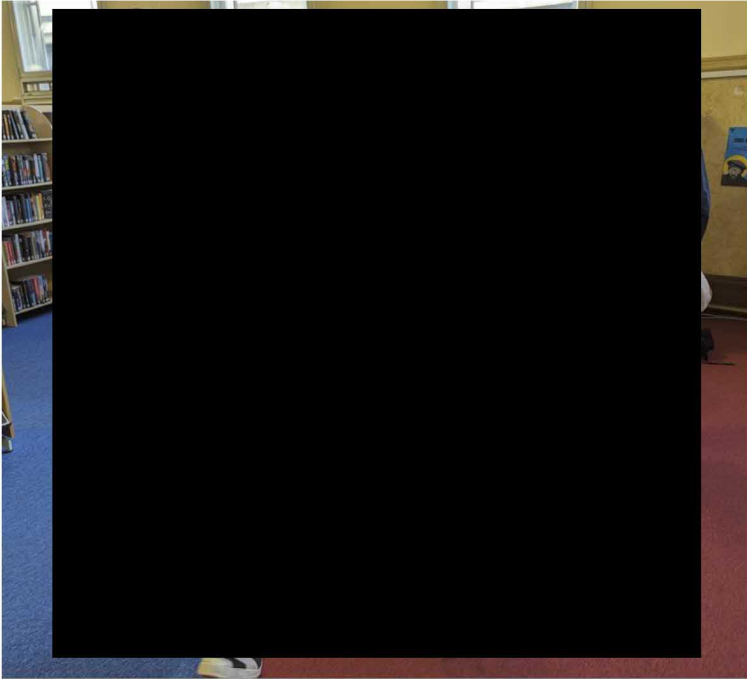


Figure 2: Consultation Event 2

- 3.12 Following the distribution of the flyers a public notice was placed in the Edinburgh Evening News on the 11th October 2023 to advertise this in-person consultation event in accordance with statutory requirements. A copy of the public notice is attached as Appendix 2.
- 3.13 Presentation boards were displayed, and attendees were invited to view them. A total of 14 people attended the event. In total three feedback forms and one email comment were returned, one of which was in person and two online.

Feedback and Outcomes

- 3.14 Feedback was from a variety of stakeholders, including members of the public and key stakeholders. All comments were circulated and discussed by the Applicant team and have fed into the proposals submitted for planning permission.
- 3.15 The key concerns raised during the public consultation process are set out in the table below.

TOPIC	SUMMARY	DESIGN TEAM RESPONSE
Overall Impression	Mixed. Some clear support and also clear objection.	All responses are noted.
Appealing Aspects of the Development	<p>The redevelopment of the scrapyard and provision of open green spaces.</p> <p>The provision of housing and affordable housing.</p> <p>The use of materials that reflects the industry of the area.</p> <p>The commercial and retail spaces.</p> <p>The design / appearance of the buildings.</p> <p>The car free aspect of the development.</p>	<p>The proposals have been designed to accommodate a mix of uses that complements the location and delivers sustainable development in an area of key regeneration. It is hoped that the development will be a clear benefit to the locality and be an improvement on the existing use.</p>
Un-appealing Aspects of the Development	<p>Introduction of students to the area and possible anti-social behaviour.</p> <p>Not adding any infrastructure to the area.</p> <p>The proposed design is unimaginative.</p> <p>Loss of sunlight.</p> <p>Lack of green space.</p> <p>The noise and disturbance from construction.</p> <p>Lack of provision of car parking.</p> <p>Essential shops, and facilities preferred.</p> <p>The loss of views.</p> <p>The universities are not close the site.</p>	<p>Student accommodation is needed in the city and the proposals have sought to promote a mixed-use scheme.</p> <p>The site is well connected to universities via public transport.</p> <p>A full suite of technical reports is submitted with the application to assess the impact of the proposals.</p> <p>The developments, when completed, would be managed, allowing for control of any anti-social behaviour on site.</p> <p>The proposals will provide contributions in line with Council Action Programme.</p> <p>The proposals further allow space within the development for inclusion of the Leigh Connections cycle route.</p>
Mix of Uses	<p>Mix appears appropriate.</p> <p>Some concern that there is no need for PBSA development.</p> <p>The addition of student property and flats will bring a renewed energy to the area.</p> <p>The provision of commercial / retail is welcomed.</p> <p>Mix is out of balance.</p> <p>The proposals should provide owner occupier accommodation.</p>	<p>Through discussion with CEC planners the proposed mix of student accommodation and residential development has been discussed and is in accordance with the adopted LDP.</p> <p>The retail / commercial units proposed provide active frontage to Salamander Street and Place.</p>
Building Materials	Mixed responses re: does the development fit Leith's industrial heritage.	The proposed use of brick and metal cladding has been carefully considered to reflect the historic

	<p>Can sustainable alternative materials be sourced.</p> <p>Additional materials could be used to break up massing.</p> <p>Alternate views that no cladding should be used.</p> <p>Material is cheap and boring.</p> <p>'Swift nest bricks' are welcomed.</p>	<p>industrial character of Leith and former metal recycling use of the site.</p> <p>Brick can also be sourced in Scotland with no requirement for imported stone. Brick weathers more robustly in proximity to the sea.</p>
Scale and Massing	<p>Proposals should avoid a long block fronting Salamander Street that could worsen air quality. The proposals are too high. The height is acceptable but massing too great.</p> <p>Proposals should match adjacent buildings.</p>	<p>The scale and massing has been developed to reflect the prevailing 5-7 storey character of the area. The 8-storey element proposed at the junction of Salamander Street, Place and Bath Street has been designed to deliver a distinctive development that landmarks the site at this junction.</p>
Additional Comments	<p>Concern over the impact on traffic in the area, noise and vibrations.</p> <p>Proposals would only gentrify the area.</p> <p>Mitigation required during construction of the site, particularly in relation to traffic, HGV movements and pedestrian safety. Sustainability needs to be given more consideration, including ASHP, PV Panels, Green Roofs.</p> <p>Proposals should be for 35% affordable in line with City Plan 2030.</p>	<p>Traffic from construction will be considered prior to any implementation of development. A Construction Traffic Management Plan can be prepared in response to a condition requiring one which will set out detail of traffic movements and mitigation measures to limit noise, dust and other possible impacts from the development.</p> <p>The proposals will seek to deliver 100% electric facilities and include low carbon and zero carbon technologies including solar panels, and air source heat pumps.</p> <p>Blue/green roofs are also proposed as part of the development.</p> <p>Affordable housing provision is being provided in line with adopted policy at 25%.</p>

Meetings with Councillors and Community Council

- 3.16 On 14th September members of the applicant team discussed the project with Rob Munn, assistant to Deidre Brock MP, on site. Then, on the later date of 25th September, members of the applicant team met Ben Mac Pherson MSP on site.
- 3.17 On 25th September the applicant team discussed the overall project with Leith Links Community Council - Leith Harbour and Newhaven Community Council were also invited and attended.
- 3.18 A meeting was held online between Leith Harbour and Newhaven Community Council on 26th September 2023 with members of the applicant team in attendance.
- 3.19 The following bullet points summarise these discussions:
- concern that there is a lot of student accommodation already in the area, and
 - concern over the scale and massing of the building, particularly the gap between building blocks proposed as public amenity space.
- 3.20 The applicant team presented to Leith Chamber of Commerce on 19th September 2023 and received a letter of support as attached in Appendix 11.
- 3.21 Further to the meetings with various community councils, the applicant team presented the final designs to the Cockburn Association on 2nd November 2023.

Summary

- 3.22 The Applicant and design team have sought to respond to all of the questions received during the consultation process.
- 3.23 In general, the response to the proposals has been limited.
- 3.24 Comments received in respect of design have been seriously considered by the design team and have shaped the final proposals. The proposal now includes a façade retention to protect to better reflect its previous use.
- 3.25 Further details of design development, including the design response to the consultation process, is provided within the accompanying Design and Access Statement.

4.0 Other Key Stakeholders

- 4.1 The submission of this planning application follows extensive stakeholder engagement beyond the statutory requirement for major applications.
- 4.2 Pre-application engagement has been undertaken with CEC, which has followed the Council's formal pre-application enquiry protocol.

Pre-application discussions

- 4.3 A request for pre-application advice was originally submitted to CEC on 3rd July 2023 (ref 23/02906/PREAPP). The submission of the application for detailed planning permission follows ongoing pre-application discussions with Karen Roberston, Lesley Carcus and other officers of the council.
- 4.4 A total of five pre-application meetings and discussions have been held with CEC; each off the back of new or amended information provided to the Council.
- 4.5 The table below details the meetings held and summary of attendees.

Date of Meeting	Attendees
19 th July 2023	CEC Planning Officers Architect - 56Three Agent – SHP
6 th September 2023	(Attended Site Visit) CEC Planning Officers Architect - 56Three Agent – SHP
29 th September 2023	CEC Planning Officers Architect - 56Three Agent – SHP SEPA Officers CEC Transport Planner CEC Senior Active Travel Planner
19 th October 2023	CEC Planning Officers Architect - 56Three Agent – SHP CEC Environmental Health Officer Representatives from the Applicant's Technical Consultant Team
2 nd November 2023	CEC Planning Officers Architect - 56Three Agent – SHP

4.6 The feedback from CEC throughout the pre-application process has been thoroughly considered by the client team and has informed final design.

Summary

4.7 The feedback received from stakeholder engagement has been thoroughly considered by the Applicant and client team.


4.8 It is the Applicant's intention to continue to engage with key stakeholders during the council's decision-making process.

5.0 Conclusions

- 5.1 The statutory minimum 12-week PAN consultation period for the development began on 8th August 2023 enabling an application for planning permission to be submitted after 30th October 2023.
- 5.2 This PAC Report summarises the engagement activity throughout the pre-application consultation period. In accordance with statutory and City of Edinburgh Council requirements, community and stakeholders have been given the opportunity to view the proposal and make their comments known.
- 5.3 Feedback has been limited despite extensive promotion/advertising.
- 5.4 Extensive background research and assessment was carried out prior to presenting the proposed development to the community. Following discussion and receipt of responses to the consultation process full consideration has been given to expressed preferences for the site.
- 5.5 The applicant considers that the PAN process has been thorough and positive. The proposals seek to redevelop and improve the existing site and have been designed sensitively considering the context of the surrounding area.
- 5.6 As submitted to City of Edinburgh Council, the proposal has taken a balanced view of all representations submitted to the Applicant during the pre-application consultation process and it is considered that the process overall has resulted in an improved development which will have a positive impact on the local area.

5.0 Appendices

Appendix 1- PAN



• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

Proposal of Application Notice

To be completed in respect of national and major categories of development. Under the Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) Act 2006.

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please complete & return to planning@edinburgh.gov.uk

1	APPLICANT		
	a	Full name	Dalton Metal Recycling
	b	Postal address	c/o Agent
	c	Contact telephone number	
	d	Email address	

2	AGENT		
	a	Full name	Scott Hobbs Planning
	b	Postal address	24a Stafford Street Edinburgh, EH3 7BD
	c	Contact telephone number	[REDACTED]
	d	Email address	[REDACTED]

3	ADDRESS OF DEVELOPMENT	
	Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed Notice.	
Dalton Metal Recycling, 52/66 Salamander Street, Edinburgh, EH6 7LA - see location plan		

4	DECLARATION	
	Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either	<input type="checkbox"/>

5	DESCRIPTION						
	Describe in general terms the development to be carried out. Outline its characteristics.						
	Proposed mixed use development comprising purpose built student accommodation, residential (build to rent), retail/commercial space and associated works						
	What type of planning permission will this PAN relate to?	<table border="1"> <tr> <td>Full Planning Permission</td> <td style="text-align: center;"><input checked="" type="radio"/></td> </tr> <tr> <td>Planning Permission in Principle</td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>Approval of Matters specified in Condition</td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	Full Planning Permission	<input checked="" type="radio"/>	Planning Permission in Principle	<input type="radio"/>	Approval of Matters specified in Condition
Full Planning Permission	<input checked="" type="radio"/>						
Planning Permission in Principle	<input type="radio"/>						
Approval of Matters specified in Condition	<input type="radio"/>						
State the class the planning permission will be:	<table border="1"> <tr> <td>Major</td> <td style="text-align: center;"><input checked="" type="radio"/></td> </tr> <tr> <td>National</td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	Major	<input checked="" type="radio"/>	National	<input type="radio"/>		
Major	<input checked="" type="radio"/>						
National	<input type="radio"/>						

6	State which other parties have received a copy of this Proposal of Application Notice.	
	Community Council(s)	Date Notice Served
	Community Council(s): Leith Harbour and Newhaven – Community Council Leith Links Community Council	07.08.2023
	Ward Councillors	Date Notice Served
	Councillors: Adam McVay, Chas Booth, Katrina Fazzenda MSP: Ben Macpherson MP: Deirdre Brock	07.08.2023
	Any other parties	Date Notice Served
City of Edinburgh Council	07.08.2023	

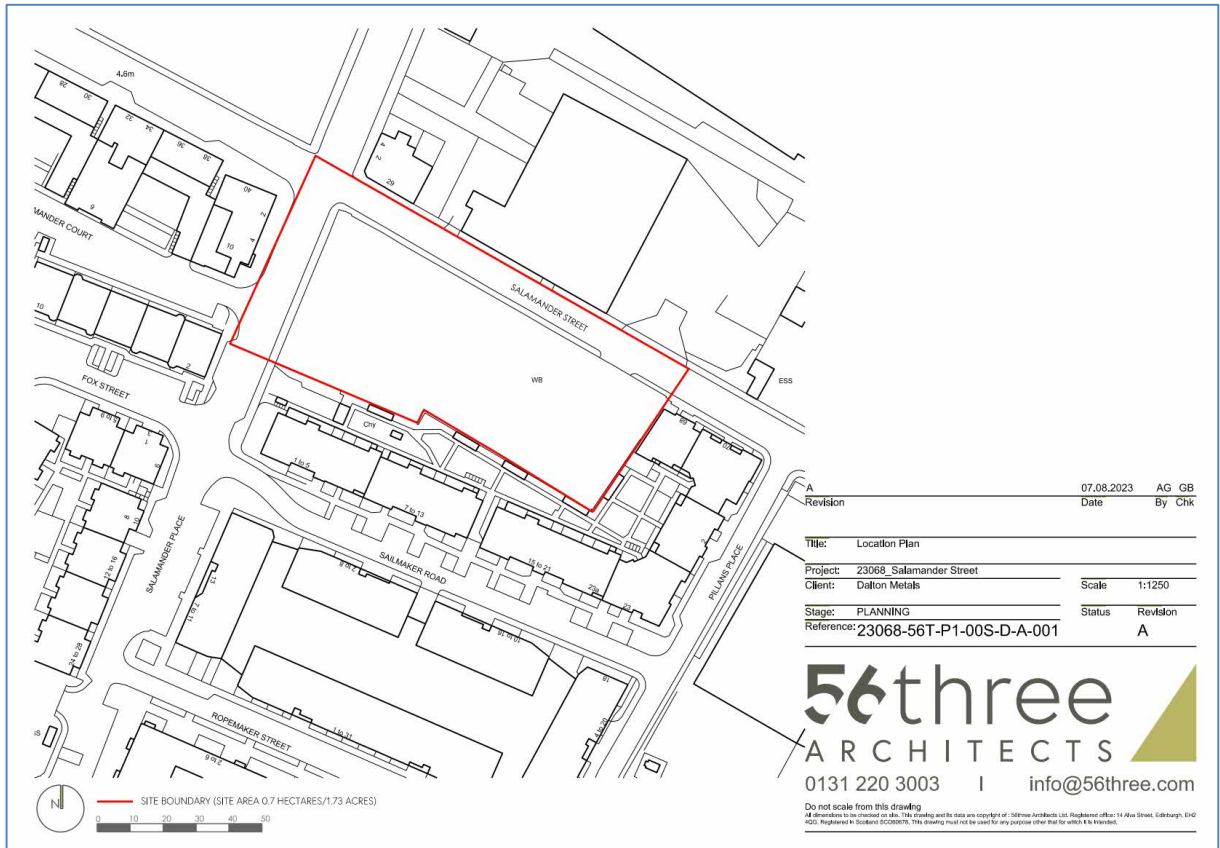
7	Please give details of proposed consultation
	<i>Proposed public events (minimum two) - Date & times, venue details</i>
	Event no 1 : Leith Library, 25-30 Ferry Rd., Edinburgh EH6 4AE (20th September 15:00 - 19:00) Event no 2 : Leith Library, 25-30 Ferry Rd., Edinburgh EH6 4AE (18th October 15:00 - 19:00)
	<i>Proposed newspaper advert dates (required for both first & last events) & where published</i>
	Event no 1 : Edinburgh Evening News 13th September 2023 Event no 2 : Edinburgh Evening News 11th October 2023.
<i>Details of any other consultation methods</i>	
A dedicated website will be created for the presentation of consultation material and providing further opportunity for feedback.	

SIGNATURE OF APPLICANT/AGENT	DATE
Hugh Shepherd	07/08/2023

A planning application for this development cannot be submitted less than 12 weeks (or more than 18 months) from the date the Proposal of Application Notice is received (and without the statutory requirements having been undertaken). The application must be accompanied by the Pre-Application Consultation report.

www.edinburgh.gov.uk/planning
planning@edinburgh.gov.uk

Appendix 2- Location Plan



Appendix 3- PAN Cover Letter



0131 226 7225
sh@scotthobbsplanning.com
www.scotthobbsplanning.com

24a Stafford Street
Edinburgh
EH3 7BD

07 August 2023

City of Edinburgh Council - Planning
By email only.

Dear Sir / Madam,

Proposal of Application Notice (PAN) – 'Proposed mixed use development comprising purpose built student accommodation, residential (build to rent), retail/commercial space and associated works', at 52/66 Salamander Street, Edinburgh, EH6 7LA.

Please find enclosed on behalf of our client, Dalton Metal Recycling, a Proposal of Application Notice and accompanying location plan, relating to the above site. A draft illustrative layout is also attached, for information.

The PAN relates to the proposed development as referenced above, which is classed as a 'major development'.

We have issued a copy of the PAN form, this cover letter and a location plan to the following parties:

Contact Name	Contact Details	Date Notice Served
City of Edinburgh Council	planning@edinburgh.gov.uk	07.08.2023
Cllr. Adam McVey	adam.mcvey@edinburgh.gov.uk	07.08.2023
Cllr Chas Booth	chas.booth@edinburgh.gov.uk	07.08.2023
Cllr Katrina Faccenda	Cllr.Katrina.Faccenda@edinburgh.gov.uk	07.08.2023
Ben Macpherson, MSP	Ben.Macpherson.msp@parliament.scot	07.08.2023
Deidre Brock, MP	deidre.brock.mp@parliament.uk	07.08.2023
Leith Harbour and Newhaven – Community Council	secretary@lhcc.org.uk	07.08.2023
Leith Links Community Council	contact@leithlinksc.org.uk	07.08.2023

I trust this is complete but please contact us should you require further information.

Yours faithfully,

Hugh Shepherd Dip TP MSc MRTPI
Principal Planner

Scott Hobbs Planning

Registered in Scotland No. SC338885
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Appendix 4- PAN Council Acknowledgement



Scott Hobbs Planning Ltd.
FAO: Hugh Shepherd
24A Stafford Street
Edinburgh
EH3 7BD

Dalton Metal Recycling.
Per Agent

Date: 8 August 2023

Your ref:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED BY THE PLANNING ETC. (SCOTLAND) ACT 2006

**Proposed mixed use development comprising purpose built student accommodation, residential (build to rent), retail / commercial space and associated works. at 52 - 66 Salamander Street, South Leith, Edinburgh, EH6 7LA
REFERENCE NUMBER: 23/03571/PAN**

CONFIRMATION OF RECEIPT AND REGISTRATION OF PROPOSAL OF APPLICATION NOTICE

Your Proposal of Application Notice was registered on 7 August 2023.

We will respond within 21 days of receiving this notice – advising whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Yours faithfully

J

Planning Technician

View and track planning applications made to the City of Edinburgh Council from your own PC. Go to: [Planning & Building Standards Portal](#)

Jamie Carver, Planning Technician, Waterfront + East, Place Directorate.
Email jamie.carver@edinburgh.gov.uk
Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG

Appendix 5- Public Notices

Advert for Consultation Event 1

Wednesday, September 13, 2023 www.edinburghnews.com

EDINBURGH EVENING NEWS |

37

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WET ROOM INSTALLATION | WALK-IN SHOWERS AND BATHS

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PUBLIC NOTICES

PLANNING NOTICES

The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021
PRE-APPLICATION CONSULTATION:
Prospective Major Application on Land at Dalton Metal Recycling, 52-66 Salamander Street, Edinburgh.
Proposed mixed-use development, comprising purpose-built student accommodation (PBSA), residential (built-to-rent), retail commercial space and associated works.
The in-person public consultation event will take place on Wednesday 20th September 2023 from 3pm to 7pm at Leith Library, 28-30 Ferry Road, Edinburgh, EH6 4AE, where you will be able to find out more about the proposal and will also have opportunity to speak to the project team representing the Applicant, Dalton Metal Recycling Ltd. Further information will also be available at the prospective website www.daltonrecog.co.uk from Wednesday 20th September 2023 or you can contact Orbit Communications at 0131 202 3259. If you wish to make comments on the proposal, you may do so at the event by submitting a feedback form. Alternatively, you can email your comments to hello@daltonrecog.co.uk or post comment to 42 Charlotte Square EH2 4HQ by Wednesday 4th October 2023.
Please note that all comments must be sent to the above address and are NOT representations to City of Edinburgh Council. There will be an opportunity to make formal representations to the council, as planning authority, when a planning application is made.



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FULL STORY - PAGE 9

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PUBLIC NOTICES

PLANNING NOTICES

The Town and Country Planning (Pre-Application Consultations) (Scotland) Amendment Regulations 2021
PRE-APPLICATION CONSULTATION:
Prospective Major Application on Land at 52-66 Salamander Street, Edinburgh.

Proposed mixed-use development, comprising purpose-built student accommodation (PBSA), residential (build-to-rent), retail commercial space and associated works.

In-situ public consultation events will take place on Wednesday 18th October at Leith Library, 28-30 Ferry Road, Edinburgh, EH6 4AE, between 10pm to 12pm, where there will be an opportunity to view any changes to the proposals and first out further information and to ask the project team representing the Applicant, Carter Malpas, questions about the prospective development. Further information will be available also at the prospective website www.daltonmagnus.co.uk from Wednesday 18th October 2023 or you can contact Central Communications at 0131 252 3258.

If you wish to make comments on the proposal, you may do so at the event by submitting a feedback form. Alternatively, you can email your comments to feedback@daltonmagnus.co.uk or post comments to 42 Clerkston Square EH2 4HG by Wednesday 25th October 2023. Please note that all comments must be sent to the above address and are NOT representation to City of Edinburgh Council. There will be an opportunity to make formal representations to the council, as planning authority, when a planning application is made.

FOR ALL YOUR LATEST INFORMATION ON PLANNING PROPOSALS, TRAFFIC NOTICES, GOODS VEHICLE OPERATOR LICENSES, BUSINESSES TO SELL ALCOHOL AND PROBATE NOTICES

SEE OUR PUBLIC NOTICES SECTION

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Appendix 6- Website Context

Dalton Metal Recycling – 52-66 Salamander Street – Community Consultation

Dalton Metal Recycling is developing proposals for a proposed mixed-use development on its current scrapyardsite on Salamander Street

Proposals

Feedback

☎ 0131 202 3259 ✉ hello@daltonregen.co.uk

[Home](#) [Welcome](#) [Consultation](#) [Location](#) [Proposals](#) [Feedback](#) [Contact](#)



Welcome

Dalton Metal Recycling is seeking to redevelop its scrapyardsite at 52-66 Salamander Street for a proposed mixed-use development, comprising purpose-built student accommodation (PBSA), residential (build-to-rent), retail/commercial space and associated works.

The site has been operated as a metal scrapyardsite for over 30 years. During this period much of the surrounding land has been transformed from industrial to residential, with recently constructed residential properties now encircling the site.

Dalton is now seeking to have the site redeveloped as a mixed-use development, provide high-quality living accommodation to complement neighbouring residential-led developments.

In addition to much-needed residential development, PBSA will serve to address a well-documented increasing demand in the capital for student accommodation, ensuring that students are occupying this rather than other homes in the city more appropriate for families.

These exciting proposals, in a highly accessible location, will enhance the mix of uses locally.

Public Consultation

As a major planning application, this requires the holding of two public consultation events prior to the submission of a planning application.

A public consultation event outlining these proposals will be held on **Wednesday 18th October 2023 between 3pm and 7pm at Leith Library, 28-30 Ferry Road, Edinburgh EH6 4AE.**

The second event follows a first event, also held at Leith Library, on Wednesday 20th September. This second event will aim to update the initial proposals and incorporate appropriate feedback from the first event and from other stakeholders.

Consultation boards outlining the development will be available to view, and there will be the opportunity to provide feedback, with the project team available to answer any questions you might have.

Consultation material, detailing the proposed development, will be available to view on the website from 9am on Wednesday 18th October.

Location

The image below contains a view of the proposed location.



Consultation Boards

[Download Exhibition Boards \(Event 2\) PDF](#)

Feedback

If you want to make comments on the proposals, you may do so using the feedback form at the public event, via the online feedback form below, by email to hello@daltonregen.co.uk or by post to Orbit Communications, 42 Charlotte Square, Edinburgh EH2 4HQ.

Please return the feedback form by **5pm on Wednesday 25th October 2023**.

It is important to note that comments submitted at this stage are not representations to City of Edinburgh Council. There will be an opportunity to make representations to the Council if a planning application is made.

You can download a paper feedback form [here](#).

[Feedback Submission Form \(Click to Open\)](#)

Contact

Thank you for your cooperation and for using this website.

For any enquiries, please contact: hello@daltonregen.co.uk or call Orbit Communications on 0131 202 3259.

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Appendix 7- Exhibition Boards

Exhibition Boards Consultation Event 1-

1.0 PROJECT OVERVIEW



Introduction

Welcome!

On behalf of Dalton Metal Recycling, thank you for taking the time to visit this public consultation event. This event relates to a proposal for a mixed use development comprising of Built to Rent Apartments, Purpose Built Student Accommodation, retail/commercial space and associated works at 52 - 66 Salamander Street South Leith. It allows us the opportunity to present ideas for the development and provide the public the opportunity to make comment.

A Proposal of Application (PAA) Notice was submitted to The City of Edinburgh Council on 07 August 2023 and we are in the process of having pre-application discussions with the council. We anticipate that a detailed planning application will be submitted to The City of Edinburgh Council towards the end of October 2023. The exhibition boards provide further detail of the proposal, alongside analysis of the site, its environment, and planning context. Members of the project team are here to listen to your thoughts, to discuss the proposals, and to answer your questions. If you would like us to stay in touch with you remember to fill out the sign in sheet with your name and contact details. Details on how to provide comments can be found on the final board, feedback forms and project website.

52-66 Salamander Street, Leith

The site is owned by Dalton Metal Recycling who have operated a metal scrapyards on their property at Salamander Street for over 30 years. During this period much of the surrounding land has been transformed from industrial to residential, with recently constructed residential properties now encircling the site.

Our client now believes the time is right to relocate the scrapyards to a suitable location and have the site redeveloped to provide quality living accommodation to compliment the neighbouring developments.

For more information please contact us via:

www.daltonregen.co.uk

Please ensure any further comments are made by the 4th of October 2023 to allow the team to progress with the planning application.

The Proposal

Our proposal seeks a redevelopment consisting of a Purpose Built Student Accommodation (PBSA) and Built to Rent Apartments, matching the increasingly residential-led redevelopment of the area, and enhancing the mix of uses. Internal and external amenity areas are proposed at street level, together with corner commercial floorspace for the benefit of the local community. The proposal is facilitated by the residential-led mixed use proposals for the Leith Waterfront in the adopted Edinburgh Local Development Plan, and in the emerging City Plan 2030.

Additionally, the proposal will serve the city's colleges and universities addressing the increasing demand for student accommodation that currently outstrips supply and places significant pressure on traditional housing stock. The delivery of PBSA will aid the housing crisis freeing up housing stock for young families which may have previously been occupied by students. It is also important to acknowledge that students are significant contributors to the local economy, spending money in local shops and supporting local services.



The Project Team

Architect:



Gordon Beaton / Kirsty Jeffrey

Planning Consultant:



Paul Scott / Hugh Shepherd

Structural Engineer:



Grant Simpson

Salamander Street, Edinburgh

2.0 SITE LOCATION & WIDER CONTEXT

The Site

The site is located along Salamander Street on what is currently Dalton Metal Recycling yard. It sits adjacent to an existing block of private residential flats along Salmaker Road and Pillars Place and opposite recently constructed Barratt development known as Merchant Quay across Salamander Place.

The site currently presents a void within the recently established residential environment and provides an opportunity to stitch the fragmented streetscape back together and give back to the public realm. The proposal is well connected to the recently completed tramline, connecting the site to the wider city.

The site area is approximately 5,000m² or 0.5 hectares.



Salamander Street, Edinburgh

3.0 PLANNING CONTEXT

Edinburgh Local Development Plan

Salamander Street is mentioned in the Edinburgh Local Development Plan in the section discussing the Edinburgh Waterfront Development Principles, reference EW 1c/d/e. This framework outlines the need for proposals to provide for:

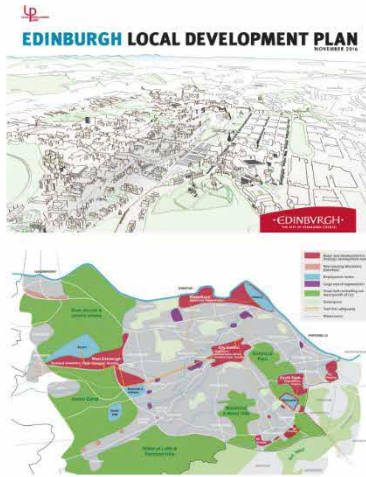
- (West) the key streets and frontages set out in the approved development brief
- Implementation of the park extension.
- (East) the key streets and frontages identified in the above diagram.
- Streetscape improvements along Salamander Street
- The design of new housing to mitigate any significant adverse impacts on residential amenity from existing or new general industrial development
- Review the flood risk assessment that has already been provided for this site.

The Edinburgh Local Development Plan strategy directs future growth to four Strategic Development Areas including regeneration at Edinburgh Waterfront that includes the proposed site. Specifically for the waterfront, the Local Development Plan seeks to:

- Transform the waterfront into one of the city's landmark features;
- Attract high quality developments which will contribute towards economic prosperity in the city region; and
- Create distinctive high density urban quarters and build exemplar sustainable communities with a reduction in the influence of the car in design and layout.

The Edinburgh Local Development Plan identifies that this area of the city has seen a 40-year decline in industry activity. The proposed development seeks to respond to these aims to:

- Redevelop a bad neighbour use site for a long-term use that would be more compatible with the residential nature;
- Facilitate the regeneration of the Edinburgh Waterfront and aid in realising the ELD's vision for this strategic growth area.
- Introduce a healthy mix of communities to the waterfront; and
- Deliver high quality development that would help improve the public realm.



Policy Hou8 (Housing Development) identifies that the area (under allocation EW1c) will be regenerated with a mix of uses and include housing development.

Policy Hou8 relates to the development of student accommodation and requires that such development be appropriately located close to good public transport walking / cycle connections to universities, and not lead to an excessive concentration of student population. The site is close to a number of bus routes. The tram stops at "The Shore" which is within 500m walking distance of the site and provides regular services into the City Centre and beyond. The site provides excellent public transport opportunities.

Few student accommodation schemes exist in the area. Student accommodation at Balze Street is the only known established student accommodation development in the area. As such the proposals are very unlikely to result in an excessive student population. Council guidance on this matter sets out that more than 50% student population would be detrimental. Whilst a full assessment of this would be undertaken to support any planning application, the student population is expected to well below this threshold.

Planning decisions elsewhere in the City (Appeal decision at 543 Gorge Rd ref: PPA-230-2298) have demonstrated that the requirement for large scale student accommodation to include 50% housing is not necessary where the concentration of students within an area is otherwise appropriate. However, in working with the Planning Officers, the development will seek to deliver housing as part of the proposals.

The student accommodation will be delivered via a mix of studio and cluster flats. In addition, provision of appropriate communal amenity space for student (internal and external) will be provided to avoid students living in isolation.

Salamander Street, Edinburgh

4.0 DESIGN, SCALE AND MASSING

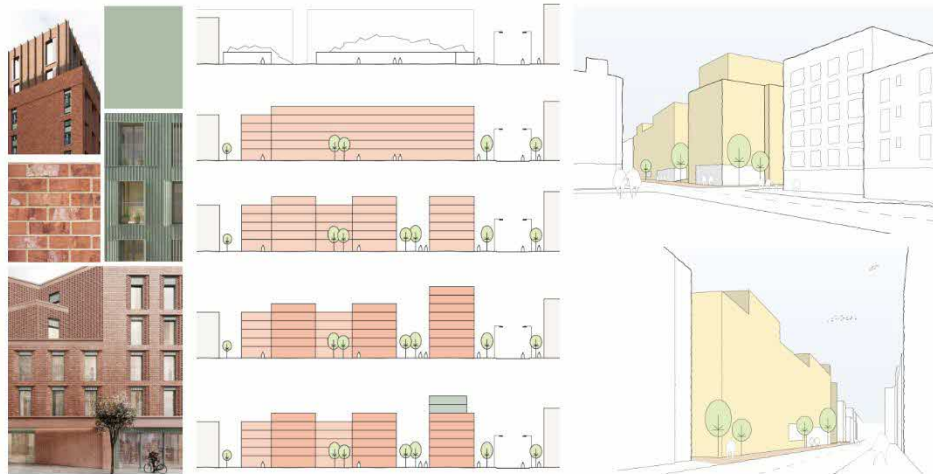
Massing

The massing diagrams explore how the proposed massing has been developed and responds to the site and surrounding context. The proposal seeks to complete the pre-established block in the wider masterplan of the area.

The proposed massing takes cognisance from the surrounding architecture where an established 6-8 form is present. The proposal follows the established massing along Salamander Street, varying from 5-6 storeys in the PBSA block. The corner Build to Rent block plays with an increase in height and steps up to 8 storeys. The 2 upper storeys are setback from the main elevation providing relief to the corner block and acknowledging the existing building heights.

Materiality

There is an opportunity to use forms and materials which establish links with Leith's industrial character. A combination of red brick and complementary metal is proposed to play with the industrial palette whilst responding to the prevalent red tones of the surrounding area.



Salamander Street, Edinburgh

5.0 PROPOSED LAYOUT

Proposed Site Layout

Commercial spaces are proposed along Salamander Street providing an active frontage an open green space. The public realm flows into the site from both north and western edges with integrated ramps and steps leading up to the entrances to both blocks. The proposal provides substantial green space for residents with private south facing courtyards, respecting the overlooking distances of neighbours.

The BTR block is orientated to optimise the public realm offering on both Salamander Street and Salamander Place. Both residential and PBSA blocks are accessed from a raised deck as a direct response to the FRA delivering a futureproofed development.

The PBSA amenity connects Salamander Street through to the courtyard creating a permeable space and strong connection between the urban streetscape and landscape.

Ancillary spaces are located away from the main frontages where a service yard is provided to the eastern boundary of the site which will be buffered by green space.

Across both uses, a variation of accommodation will be provided to suit varying budgets and accessibility.



Salamander Street, Edinburgh

6.0 NEXT STEPS

What Happens Next

We will hold a second public consultation meeting on Wednesday the 18th of October to give the public further opportunity to make comment. Following thorough analysis and investigation into the design of Salamander Street, as well as a series of discussions with Edinburgh City Council, we propose to submit a detailed planning application for the proposals in late October. The application will be accompanied by a suite of documents including a Design and Access Statement, Planning Statement and Flood Risk Assessment to clearly illustrate the scale and form of development being proposed and to demonstrate its suitability for the site.

Once a planning application has been submitted, the full range of supporting documents will be available for public viewing.

We thank you for taking time to read about our exciting proposal for the development of the site and how we plan to improve the landscape of Salamander Street.



Salamander Street, Edinburgh

7.0 COMMENTS BOARD

Please let us know your thoughts with a post-it note, or discuss with one of the project team

Opportunity For Feedback

We hope you like the vision for the site and see the benefits the proposed development of Salamander Street will bring to existing residents and the wider community. If you have any further questions please submit them at:

www.daltonregen.co.uk

Please remember any comments need to be submitted by the 4th of October 2023.



Salamander Street, Edinburgh

Exhibition Boards Consultation Event 2

1.0 PROJECT OVERVIEW



Introduction

Welcome!

On behalf of Dalton Metal Recycling, thank you for taking the time to visit this public consultation event. This event relates to a proposal for a mixed use development comprising of Built to Rent Apartments, Purpose Built Student Accommodation, retail/commercial space and associated works at 52 - 66 Salamander Street South Leith. Following our first consultation event, on 20th September, comments have been collated, further discussions have been held with the Council's Urban Design Panel and with Planning Officers. The design of the proposed development has evolved and the changes are set out on the following boards.

A Proposal of Application (PAN) Notice was submitted to The City of Edinburgh Council on 07 August 2023 and we are in the process of having pre-application discussions with the council. We anticipate that a detailed planning application will be submitted to The City of Edinburgh Council towards the end of October 2023. The exhibition boards provide further detail of the proposal, alongside analysis of the site, its environment, and planning context. Members of the project team are here to listen to your thoughts, to discuss the proposals, and to answer your questions. If you would like us to stay in touch with you remember to fill out the sign in sheet with your name and contact details. Details on how to provide comments can be found on the final board, feedback forms and project website.

52-66 Salamander Street, Leith

The site is owned by Dalton Metal Recycling who have operated a metal scrapyard on their property at Salamander Street for over 30 years. During this period much of the surrounding land has been transformed from industrial to residential, with recently constructed residential properties now encircling the site.

Our client now believes the time is right to relocate the scrapyard to a suitable location and have the site redeveloped to provide quality living accommodation to compliment the neighbouring developments.

For more information please contact us via:

www.daltonregen.co.uk

Please ensure any further comments are made by the 25th of October 2023 to allow the team to progress with the planning application.

The Proposal

Our proposal seeks a redevelopment consisting of a Purpose Built Student Accommodation (PBSA) and Built to Rent Apartments, matching the increasingly residential-led redevelopment of the area, and enhancing the mix of uses. Internal and external amenity areas are proposed at street level, together with corner commercial floorspace for the benefit of the local community. The proposal is facilitated by the residential-led mixed use proposals for the Leith Waterfront in the adopted Edinburgh Local Development Plan, and in the emerging City Plan 2030.

Additionally, the proposal will serve the city's colleges and universities addressing the increasing demand for student accommodation that currently outstrips supply and places significant pressure on traditional housing stock. The delivery of PBSA will aid the housing crisis freeing up housing stock for young families which may have previously been occupied by students. It is also important to acknowledge that students are significant contributors to the local economy, spending money in local shops and supporting local services.



The Project Team

Architect: Gordon Beaton / Kirsty Jeffrey	Planning Consultant: Paul Scott / Hugh Shepherd	Flooding/Drainage Consultant: Grant Simpson / John Chapman	Transport Consultant: Ruth Mustard / Sarah Anderson	Air Quality/ Noise Consultant: Gregor Massie / Annie Danskin / Jemima Hill	Daylight/Sunlight Consultant: Chris Thomson / Rhiann Anderson	Landscape Architect: Chris Rankin / Jonny Thomson / Kenny Fraser
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Salamander Street, Edinburgh

2.0 SITE LOCATION & WIDER CONTEXT

The Site

The site is located along Salamander Street on what is currently Dalton Metal Recycling yard. It sits adjacent to an existing block of private residential flats along Salamander Road and Pillars Place and opposite recently constructed Barratt development known as Merchant Quay across Salamander Place.

The site currently presents a void within the recently established residential environment and provides an opportunity to stitch the fragmented streetscape back together and give back to the public realm. The proposal is well connected to the recently completed tramline, connecting the site to the wider city.

The site area is approximately 5,000m² or 0.5 hectares.



Salamander Street, Edinburgh

3.0 PLANNING CONTEXT

Edinburgh Local Development Plan

Salamander Street is mentioned in the Edinburgh Local Development Plan in the section discussing the Edinburgh Waterfront Development Principles, reference EW1c/d/e. This framework outlines the need for proposals to provide for:

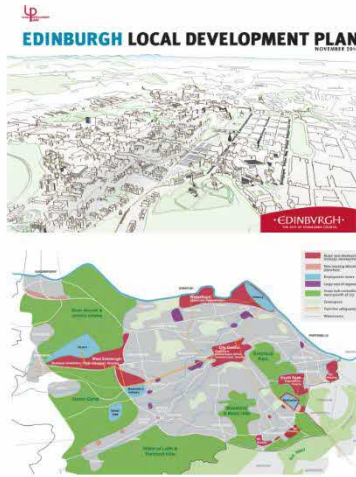
- (West) the key streets and frontages set out in the approved development brief;
- Implementation of the park extension;
- (East) the key streets and frontages identified in the above diagram;
- Streetscape improvements along Salamander Street;
- The design of new housing to mitigate any significant adverse impacts on residential amenity from existing or new general industrial development;
- Review the flood risk assessment that has already been provided for this site.

The Edinburgh Local Development Plan strategy directs future growth to four Strategic Development Areas including regeneration at Edinburgh Waterfront that includes the proposed site. Specifically for the waterfront, the Local Development Plan seeks to:

- Transform the waterfront into one of the city's landmark features;
- Attract high quality developments which will contribute towards economic prosperity in the city region; and
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The Edinburgh Local Development Plan identifies that this area of the city has seen a 40-year decline in industry activity. The proposed development seeks to respond to these aims to:

- Redevelop a bad neighbour use site for a long-term use that would be more compatible with the residential nature;
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- Introduce a healthy mix of communities to the waterfront; and
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Policy Hou8 (Housing Development) identifies that the area (under allocation EW1c) will be regenerated with a mix of uses and include housing development.

Policy Hou8 relates to the development of student accommodation and requires that such development be appropriately located close to good public transport walking / cycle connections to universities, and not lead to an excessive concentration of student population. The site is close to a number of bus routes. The tram stops at 'The Shore' which is within 500m walking distance of the site and provides regular services into the City Centre and beyond. The site provides excellent public transport opportunities.

Few student accommodation schemes exist in the area. Student accommodation at Baltic Street is the only known established student accommodation development in the area. As such the proposals are very unlikely to result in an excessive student population. Council guidance on this matter sets out that more than 50% student population would be detrimental. Whilst a full assessment of this would be undertaken to support any planning application, the student population is expected to well below this threshold.

Planning decisions elsewhere in the City (Appeal decision at 543 Gorgie Rd ref: PPA-230-2298) have demonstrated that the requirement for large scale student accommodation to include 50% housing is not necessary where the concentration of students within an area is otherwise appropriate. However, in working with the Planning Officers, the development will seek to deliver housing as part of the proposals.

The student accommodation will be delivered via a mix of studio and cluster flats. In addition, provision of appropriate communal amenity space for student (internal and external) will be provided to avoid students living in isolation.

Salamander Street, Edinburgh

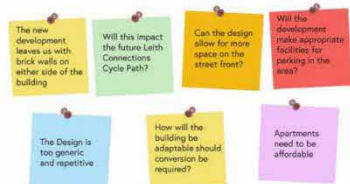
4.0 FEEDBACK FROM PUBLIC CONSULTATION 1

Feedback From The First Community Consultation Event:

Held on the 20th of September, the initial design was displayed and open for comments/feedback. Overall, the responses to the project were mixed, with people welcoming development of the scrapyard but unsure about the introduction of student accommodation and scale of the development.



Attendees at the first event requested further consideration in relation to the following concerns. These comments have been directly addressed in the development of the proposal:



How The Feedback Has Been Addressed In The Developed Proposal:

<p>Affordability</p> <p>Apartment need to be affordable</p> <p>The proposed BTR accommodation seeks to deliver 25% affordable units to comply with current planning policy. This will be formally agreed in detail via a Section 75 legal agreement where the planning application to be approved in the future.</p>	<p>Parking</p> <p>Will the development make appropriate facilities for parking in the area?</p> <p>The proposed development is car free. Given the public transport opportunities and proximity to services/facilities, it is seen as an appropriate site to reduce dependence on private cars and promoting the environmental benefits of sustainable transport methods.</p> <p>Both BTR and PBSA are managed forms of accommodation. Any resident would agree to a lease agreement for their room. Not owning a car / or bringing one to site could be a condition of their lease.</p>	<p>Open Space</p> <p>Will this impact the future Leith Connections Cycle Path?</p> <p>Can the design allow for more space on the street front?</p> <p>Open Space is not Quantitative to the site</p> <p>The design takes cognisance of the future Leith Connections Cycle Path where the buildings are set back sufficiently from the footpath to accommodate the cycle path. The design allows for up to 8m wide areas of open space along Salamander Street and Salamander Place, significantly enhancing the public realm offering. The proposed private courtyards are over 25% of the site area, providing over the minimum 20% requirements for open green space.</p>
<p>Design</p> <p>The design is too generic and repetitive</p> <p>The new development leaves us with brick walls on either side of the building</p> <p>The Design is too generic and repetitive</p> <p>How will the building be adaptable should conversion be required?</p> <p>Apartment need to be affordable</p> <p>The proposal was presented to the Urban Design Panel where it was received very positively in terms of massing, design and materiality.</p> <p>Gable walls will not be left blank and will be broken up with fenestration, brick detailing and potential community artwork and/or green walls.</p> <p>The massing and elevations are broken up through a variation of brick tones, different parapet heights and active frontage along the length of Salamander Street and Salamander Place.</p>	<p>Proposed Use - PBSA/BTR</p> <p>Don't want more student Accommodation</p> <p>The proposed development delivers a mix of residential and managed student accommodation in accordance with its allocation within the Local Development Plan that seeks Housing-led regeneration of the area.</p> <p>There is a recognised need for student accommodation within Edinburgh.</p> <p>The PBSA element of the proposed development will be managed. Students would have to agree to certain compliance measures when taking up their lease. Any breaches of that lease, whether anti-social or otherwise could be controlled.</p>	

Salamander Street, Edinburgh

5.0 PROPOSED LAYOUT

Proposed Site Layout

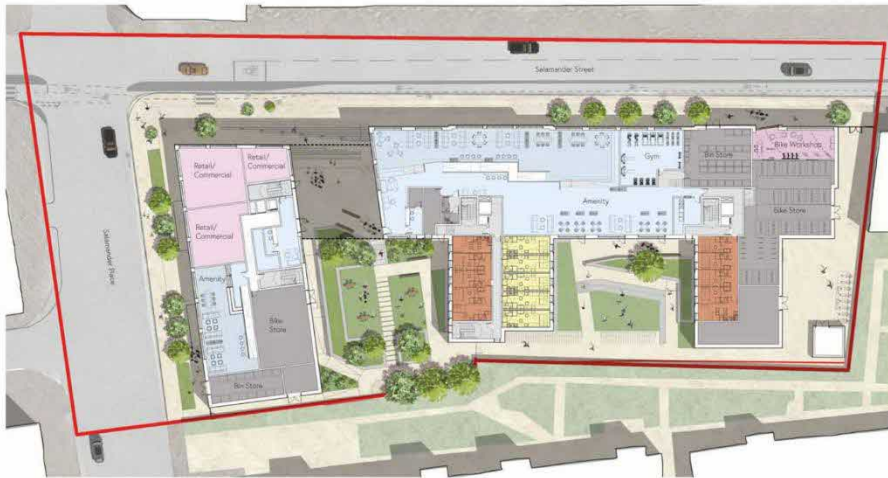
- The main changes since the first consultation are:
- Introduction of a pend on Salamander Street
 - Additional commercial space along Salamander Street in the form of a bike workshop
 - Building repositioned to accommodate future cycle route
 - Commercial spaces and amenity stepped down internally to provide windows at grade to further enhance active frontage

The proposal provides substantial green space for residents with private south facing courtyards which cover more than 25% of the site. The buildings are positioned to respect the neighbouring developments and daylighting.

The BTR block has been set further back to accommodate the future Leith Connections Cycle Path. This enhances the public realm and active frontage to the corner of the site.

Ancillary spaces are located away from the main frontages where a service yard is provided to the eastern boundary of the site which will be buffered by green space.

Across both uses, a variation of accommodation will be provided to suit varying budgets and accessibility.



Salamander Street, Edinburgh

6.0 PROPOSED LANDSCAPE STRATEGY

The landscape proposal creates a dynamic, inviting entrance to the development whilst responding to the raised FFL due to flood risk on the site.

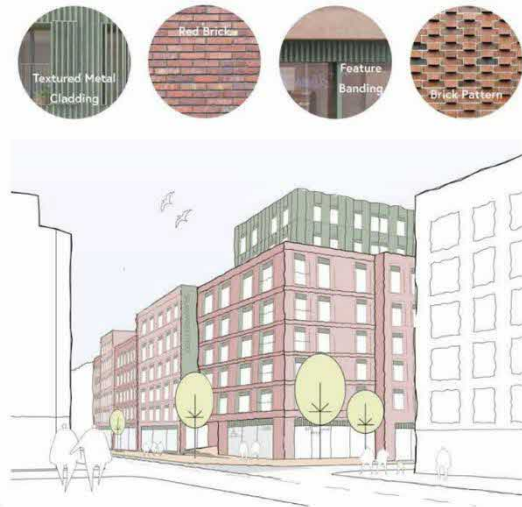
The pavement is sufficiently wide to accommodate the future Leith Connections cycle path running along Salamander Street.

Active frontage is proposed along Salamander Street providing natural surveillance and providing a new commercial face to the development. The final design will take into account the use of such spaces for all future residents including family friendly design.



Salamander Street, Edinburgh

7.0 PROPOSED MATERIALITY - BtR

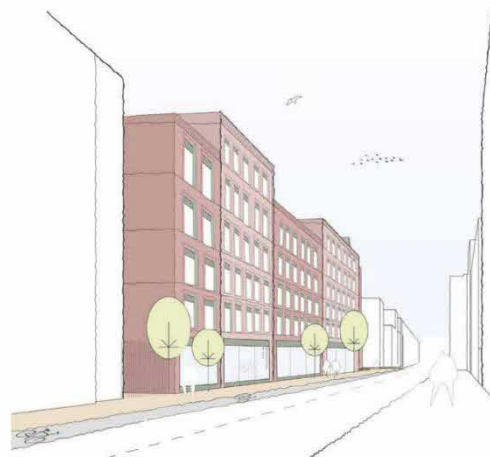
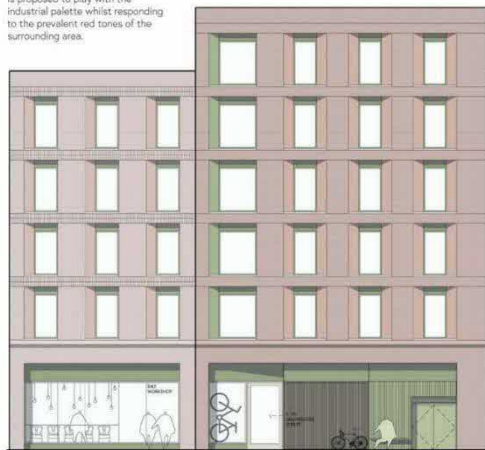


Salamander Street, Edinburgh

8.0 PROPOSED MATERIALITY - PBSA

There is an opportunity to use forms and materials which establish links with Leith's industrial character.

A combination of red brick and complementary metal cladding is proposed to play with the industrial palette whilst responding to the prevalent red tones of the surrounding area.



Salamander Street, Edinburgh

9.0 NEXT STEPS

What Happens Next

Following thorough analysis and investigation into the design of Salamander Street, as well as a series of discussions with City of Edinburgh Council, we propose to submit a detailed planning application for the proposals in late October. The application will be accompanied by the below suite of documents to clearly illustrate the scale and form of development being proposed and to demonstrate its suitability for the site:

- Design & Access Statement
- Planning Statement
- Flood Risk Assessment
- Noise Impact Assessment
- Archaeology Assessment
- Ecology Assessment
- Energy Assessment
- Transport Statement

Once a planning application has been submitted, the full range of supporting documents will be available for public viewing.

We thank you for taking time to read about our exciting proposal for the development of the site and how we plan to improve the landscape of Salamander Street.



Salamander Street, Edinburgh

Appendix 8- Feedback Form (Blank Form)

Feedback Submission Form (Click to Open)

Consultation Site Feedback Form - Copy

Name Email

Phone Address

1. What is your overall impression of the proposals?

2. Which aspects of the proposals appeal to you?

3. Are there any elements of the proposals that do not appeal to you?

4. Do you have any comments regarding the proposed mix of uses?

5. Do you have any comments on the type of building materials proposed to be used?

6. Do you have any comments regarding the proposed design, height and massing of the development?

7. Please provide any additional comments you would like to make:

If you would like to be kept up to date with the project, please ensure you include your email address above and tick this box.

Submit

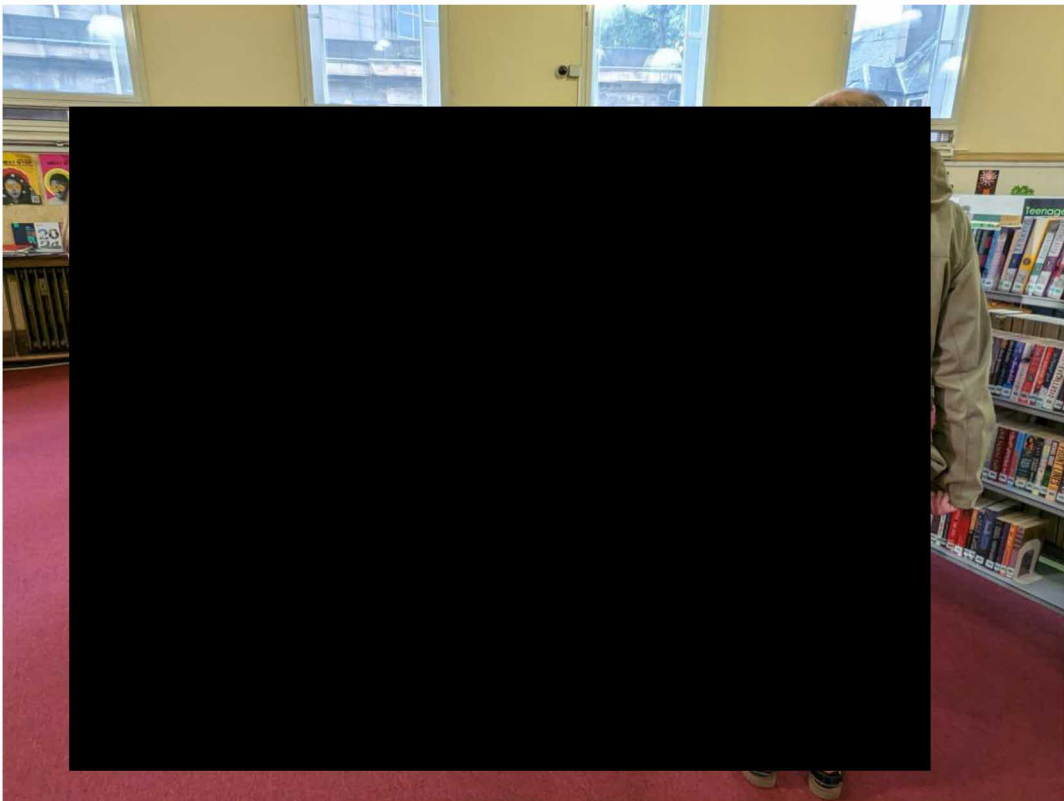
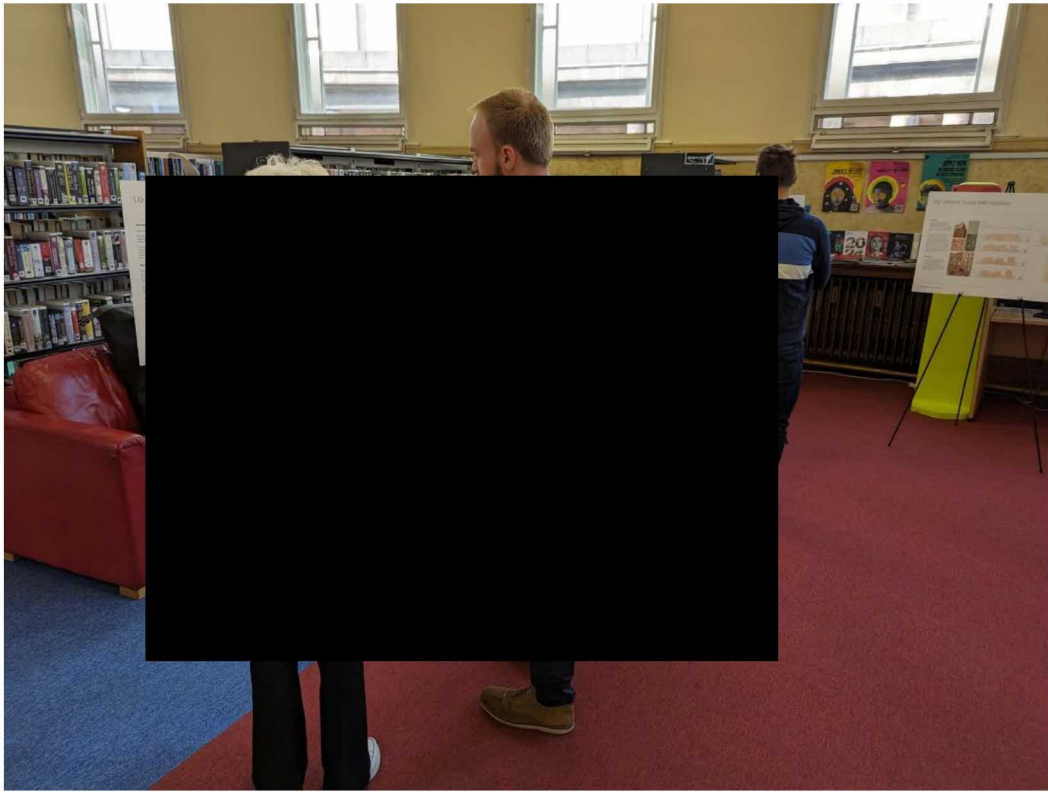
Orbit Communications is carrying out this public consultation activity on behalf of Dalton Metal Recycling.

We only collect personal information, such as your name, address, telephone number and email address, when you provide it to us. Your personal data will be treated in the strictest confidence and only shared within the Dalton Metal Recycling planning team. It will be used for specific purposes in relation to the development of the proposal. Your identifiable personal data will not be used for any other purposes without your consent.

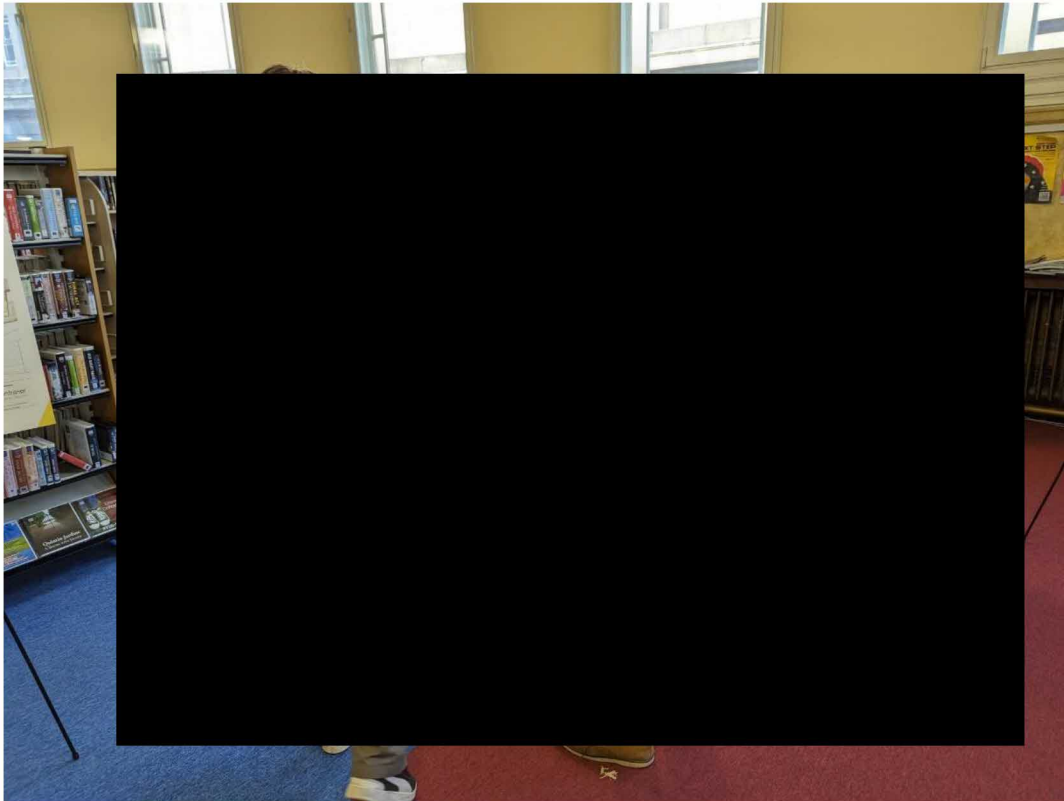
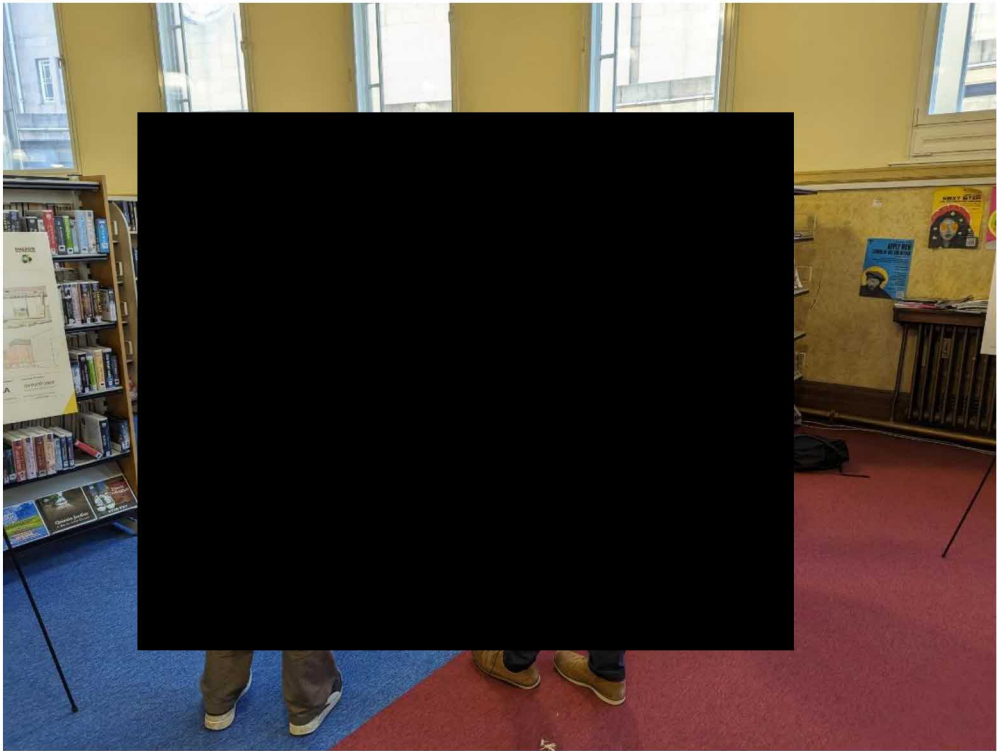
Your personal data will be stored securely until completion of the project, after which this information will be deleted. It will not be forwarded to any third parties without your consent. You can contact us at any time to request the deletion of your information. Please contact us at hello@daltonregen.co.uk. Further information on our Privacy Policy can be found at <https://www.daltonregen.co.uk/privacy-policy/>

Appendix 9- Consultation Event Photos

Photos from Consultation Event 1



Photos of Consultation Event 2-



Appendix 10- Media Coverage

Scottish Construction Now- [Residential-led proposals unveiled for Edinburgh scrapyards site | Scottish Construction Now](#)

Residential-led proposals unveiled for

A recycling firm is seeking to redevelop its scrapyards site in Edinburgh for a proposed mixed-use development, comprising purpose-built student accommodation (PBSA) and build-to-rent accommodation as well as retail/commercial space and associated works.



About this development:

AUTHORITY:	Edinburgh City
TYPE:	Residential, Commercial
APPLICATIONS:	23/03571/PAN
TEAM:	56three Architects (architect)

The site at 52-66 Salamander Street has been operated as a metal scrapyards by Dalton Metal Recycling for over 30 years. During this period much of the surrounding land has been transformed from industrial to residential, with recently constructed residential properties now encircling the site.

Dalton is now seeking to have the site redeveloped as a mixed-use development to complement neighbouring residential-led developments.

The company said the PBSA will serve to address a well-documented increasing demand in the capital for student accommodation, ensuring that students are occupying this rather than other homes in the city more appropriate for families.

As a major planning application, this requires the holding of two public consultation events prior to the submission of a planning application.

A public consultation event outlining these proposals will be held on Wednesday 18th October 2023 between 3pm and 7pm at Leith Library, 29-30 Ferry Road, Edinburgh EH6 4AE.

The second event follows a first event, also held at Leith Library, on Wednesday 20th September. This second event will aim to update the initial proposals and incorporate relevant feedback from the first event and from other stakeholders.

Consultation boards outlining the development will be available to view, and there will be the opportunity to provide feedback to the project team.

A project website can be viewed [here](#). Exhibition material, detailing the proposed development, will be available to view on the website from 9am on Wednesday 18th October.

Edinburgh: Leith Trainspotting scrapyard student flats plan



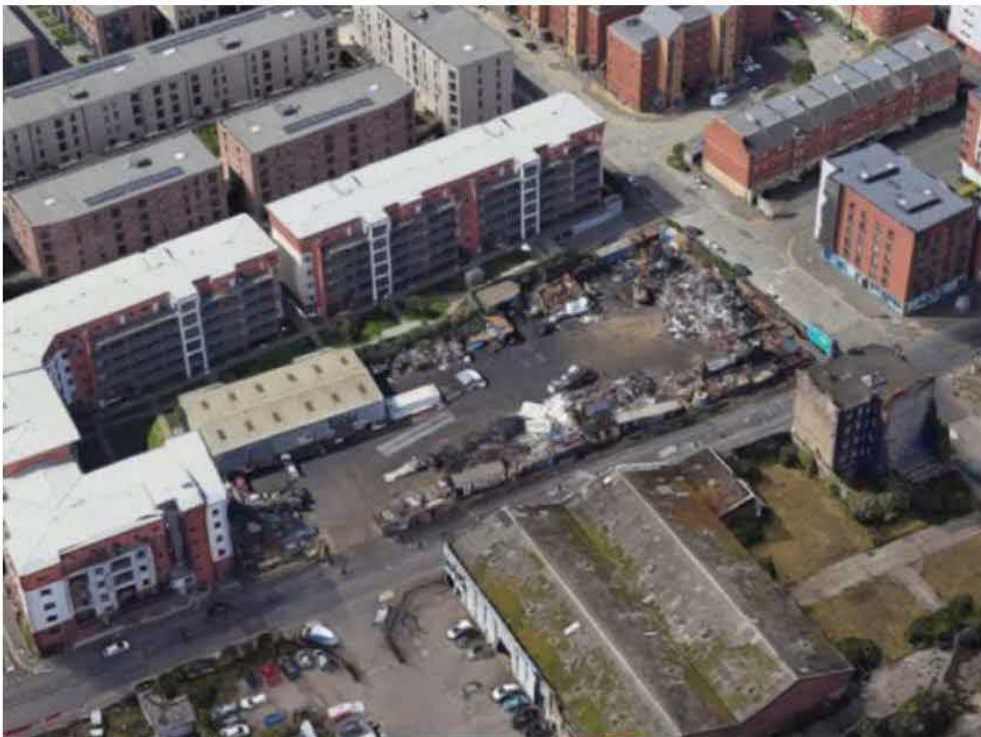
Plans for student flats at Trainspotting scrapyard site under scrutiny (Image: Dalton's)

A consultation has been launched around plans for student flats at the site of a city scrapyard.

Dalton's yard in Leith in Edinburgh, which appeared in the Trainspotting sequel T2, is set to be redeveloped and the consultation on the plans is running until next month.

The developer said: "The site currently presents a void within the recently established residential environment and provides an opportunity to stitch the fragmented streetscape back together and give back to the public realm.

"The proposal is well connected to the recently completed tramline, connecting the site to the wider city.



The site is now bordered by homes

"Dalton Metal Recycling is seeking to redevelop its scrapyards site at 52-66 Salamander Street for a proposed mixed-use development, comprising purpose-built student accommodation (PBSA), residential (build-to-rent), retail/commercial space and associated works."

The site has been operated as a metal scrapyards for over 30 years.

"During this period," Dalton added, "much of the surrounding land has been transformed from industrial to residential, with recently constructed residential properties now encircling the site.

"Dalton is now seeking to have the site redeveloped as a mixed-use development, provide high-quality living accommodation to complement neighbouring residential-led developments."

It said: "In addition to much-needed residential development, PBSA will serve to address a well-documented increasing demand in the capital for student accommodation, ensuring that students are occupying this rather than other homes in the city more appropriate for families."

"These exciting proposals, in a highly accessible location, will enhance the mix of uses locally."

A consultation event was held this week with feedback forms available from the Dalton Regeneration [website](#) to be returned by October 4 although a second event is being held on October 18, again at Leith Library.

The Herald- In Print

Plans for scrapyards flats

Brian Donnelly

A CONSULTATION has been launched on plans for student flats at the site of a city scrapyards.

Dalton's yard in Leith in Edinburgh, which appeared in the *Trainspotting* sequel *T2*, is set to be redeveloped and the consultation on the

plans is running until next month.

The developer said: "The site currently presents a void within the recently established residential environment and provides an opportunity to stitch the fragmented streetscape back together and give back to the public realm."

Residential-led proposals unveiled for Edinburgh scrapyard site



A recycling firm is seeking to redevelop its scrapyard site in Edinburgh for a proposed mixed-use development, comprising purpose-built student accommodation (PBSA) and build-to-rent accommodation as well as retail/commercial space and associated works.

The site at 52-66 Salamander Street has been operated as a metal scrapyard by Dalton Metal Recycling for over 30 years. During this period much of the surrounding land has

been transformed from industrial to residential, with recently constructed residential properties now encircling the site.

Dalton is now seeking to have the site redeveloped as a mixed-use development to complement neighbouring residential-led developments.

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A project website can be viewed [here](#). Exhibition material, detailing the proposed development, will be available to view on the website from 9am on Wednesday 18th October.

Leith Street to regenerate a lost appendage

October 31 2023



A Leith scrap metal merchant is joining the residential reinvigoration of [Salamander Street](#) by shortly submitting plans for a mix of private rental and student accommodation.

[Dalton Metals & Recycling](#) proposes to relocate their scrapyards at 52-66 Salamander Street to make way for a higher value mixed use scheme, designed by 56Three Architects and RankinFraser, to tie in with neighbouring residential projects.

The corner site, extending down Salamander Place, will include a ground floor bike workshop and ped access, set back from the street to accommodate a future cycle route. More than a quarter of the site will be reserved for private south facing courtyards.

Outlining the landscape response the applicant wrote: "The pavement is sufficiently wide to accommodate the Leith Connections cycle path running along Salamander Street. "A combination of red brick and complementary metal cladding is proposed to play with the industrial palette whilst responding to the prevalent red tones of the surrounding area."

A planning application is expected in a matter of days.

Appendix 11- Leith Chambers of Commerce, Letter of Support



Dalton Metal Recycling
52-66 Salamander Street
Edinburgh
EH6 7LA

Date: 10th October 2023

Re: Letter of Support

To whom it may concern,

On behalf of the Leith Chamber of Commerce, I am writing to give our support to the proposed redevelopment of Dalton Metal Recycling site, based on the proposal presented on 9th October 2023.

The Leith Chamber of Commerce is an independent membership organisation which supports and represents our members and the business community in Leith to grow and achieve success and to influence the economic prosperity of the area.

Please contact us at [REDACTED] we can be of any further assistance.

Kind regards

[REDACTED]

Brendan Reilly
President
Leith Chamber of Commerce

Leith Chamber of Commerce, Cowan & Partners Ltd, 60 Constitution Street, EH6 6RR
Email leith@edinburghchamber.co.uk



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