

HARBOUR 31, EDINBURGH

SOUTH EDINBURGH DOCK MASTERPLAN

CONSULTATION PROCESS

Forth Ports Limited is delighted to bring forward proposals for Harbour 31, an exciting regeneration of land to the South of Edinburgh Dock which will provide new homes, commercial and retail space, hotel use, flexible work and office space and associated routes, landscaping and amenity space.

The site, situated to the south of Edinburgh Dock, is currently used for industrial port activities. The redevelopment of this area represents an exciting opportunity to create a new neighbourhood within Leith whilst providing high quality architecture and public spaces which will enhance the city's connection to the waterfront.

A Proposal of Application Notice for the proposed development was submitted to City of Edinburgh Council on 26 May 2022 setting out the details of pre-application consultation.

Forth Ports Limited welcomes the views of the public to assist in developing the proposals further. The proposed development forms part of Forth Ports' plans to contribute towards the ongoing regeneration of Edinburgh's Waterfront and presents a unique opportunity for residential led mixed use development at the Port of Leith.

TIMESCALES

Summer 2022 Forth Ports Limited will continue to progress the design of their proposals. This will take into account feedback from community engagement and Pre-application discussions with City of Edinburgh Council and other stakeholders as well as the findings of technical studies.

Late Summer / early Autumn 2022 Forth Ports Limited will host a second community engagement event, the details of which will be confirmed. Details of the event will be placed on the website.

The design of the proposals will continue to be developed following the second consultation.

Autumn 2022 The proposals will be finalised and it is intended that an application for Planning Permission in Principle will be submitted to City of Edinburgh Council.

YOUR INPUT

The response to this exhibition will help shape the content of the planning application. We welcome your comments on what you have seen today and would be grateful if you could provide feedback. Please submit your feedback by 21 July 2022 via the website www.harbour31.com. You can give feedback using our online form or download a form and return by email or by post using the contact details below. These are also the contact details for any further questions you may have regarding the proposals:

lesley.mcgrath@holderplanning.co.uk

Holder Planning Ltd, 139 Comiston Road, Edinburgh, EH10 5QN

Tel: 07841 487916

Please submit your comments by 21 July 2022.

Please note comments should not be made to City of Edinburgh Council at this point. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to City of Edinburgh Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.



WHAT HAPPENS NEXT

Forth Ports and their team of technical advisors will consider all the feedback that is received as part of this consultation in preparing their proposals. A further exhibition will be held later this summer, when proposals have progressed and there will be a further opportunity to provide feedback at that time. When the planning application is submitted, a Pre-Application Consultation Report will be submitted to the Council and it will set out the feedback that has been received and Forth Ports' response.

FORTH PORTS

Forth Ports was established in 1967 as a Port Authority and through continued investment and acquisitions we have grown to be the 3rd largest port operator group in the UK.

Investment has always been and remains a core strategy for Forth Ports. Our continuous commitment to investing for the future has positioned Forth Ports as a market leader in supporting major and specialist projects for customers across a vast array of industries, adding real value in the process. Now with over 1,100 employees, Forth Ports Group has grown to be a major UK employer, key contributor to the national economy, and trusted partner to an ever-increasing number of industry leading customers. Our ports assist in developing logistics flows across the UK and support many key industries .

THE SITE AND ITS HISTORY

Leith Docks have developed considerably over the years. A series of quays bordered the Water of Leith for nearly 500 years. This developed significantly in the 19th century with new land created along the north of the Shore, with the enclosed Queen's Dock opening in 1817, Victoria Dock opening in 1852, Albert Dock in 1869, Edinburgh Dock in 1881 and the Imperial Dock in 1904.

The site has historically been used for industry related to the import and exports utilising the Edinburgh Dock.

It was predominantly used for Timber and Coal storage at the tail end of the incoming Leith Railway line.

Recent uses have included scrap metal yards, concrete batch plants and glass recycling depot.



Historic Aerial Photograph Looking South East



Historic Aerial Photograph Looking North West



Aerial Photograph of Leith Docks Looking North West



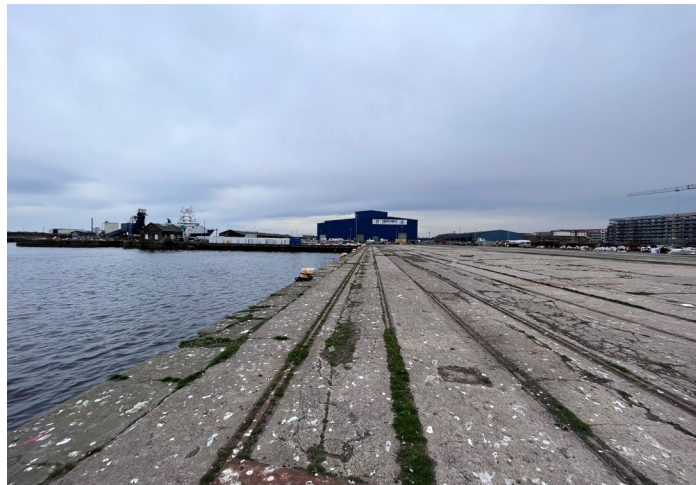
Aerial Photograph of Edinburgh Docks Looking South West



Application Site



Looking South East Over Edinburgh Dock



Rails And Stone Setts Located Throughout The Site



View Looking North East Towards The Listed Pumping House And Dry Dock



Looking North West Towards The Listed Cranes Fronting Albert Dock



Listed Pumping House



Listed Pumping House



Edinburgh Dock Sheds



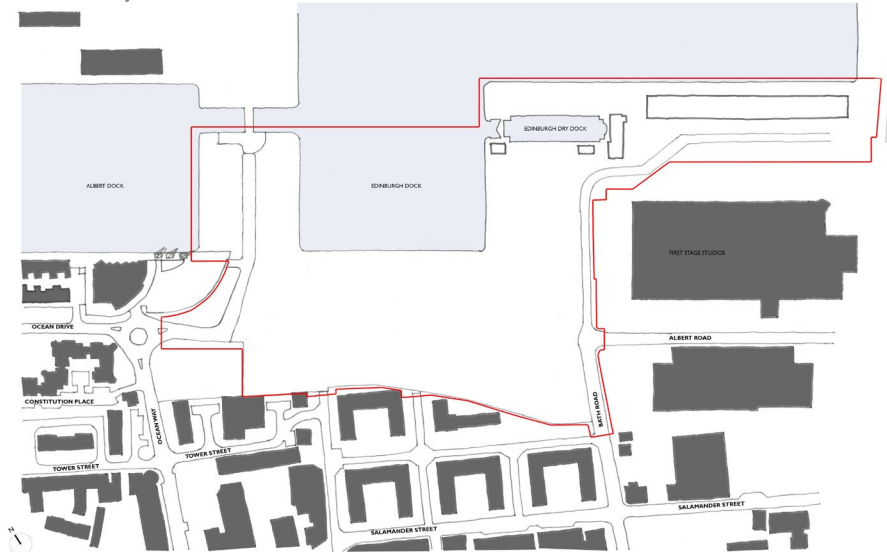
Edinburgh Dock Sheds



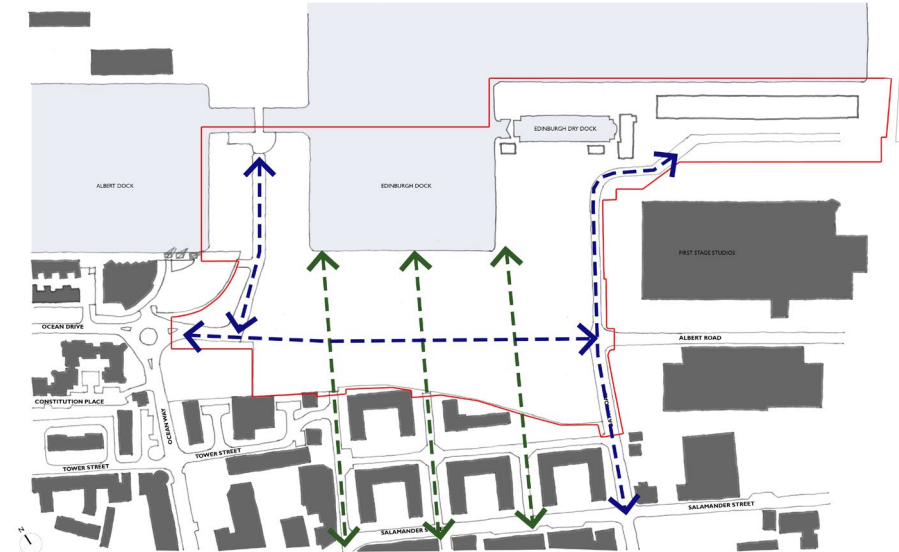
Edinburgh Dock Sheds Fronting Edinburgh Dock

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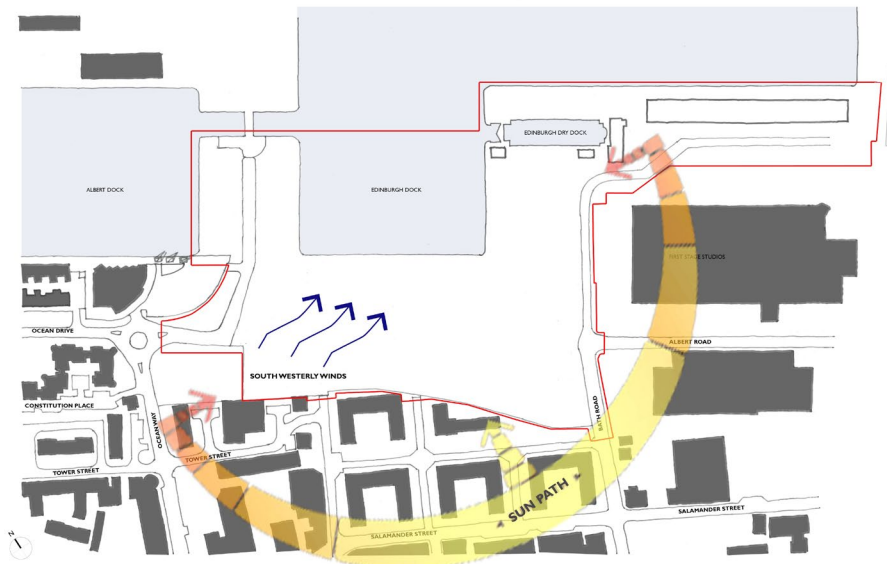
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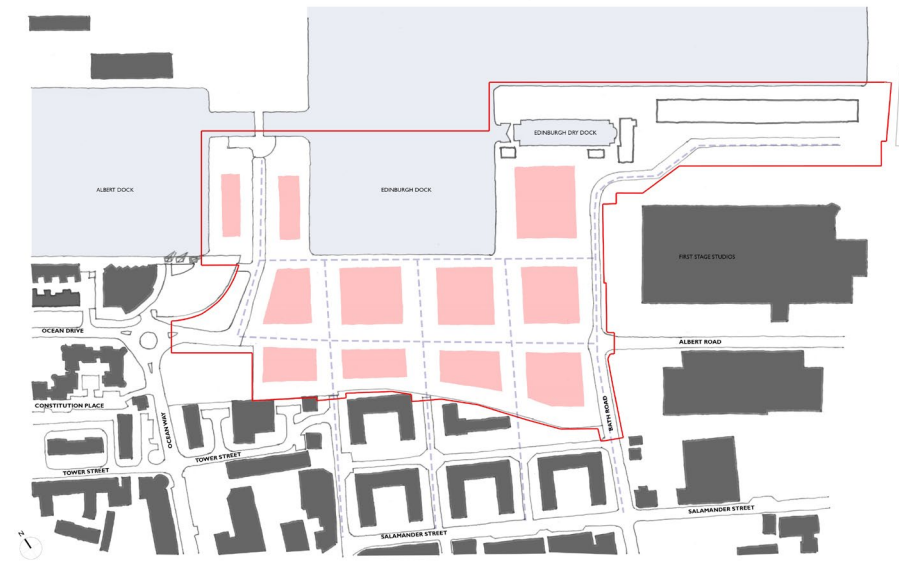
Application Site Boundary



Key Links Through Site



Climate Study: Sun Path And Prevailing Winds



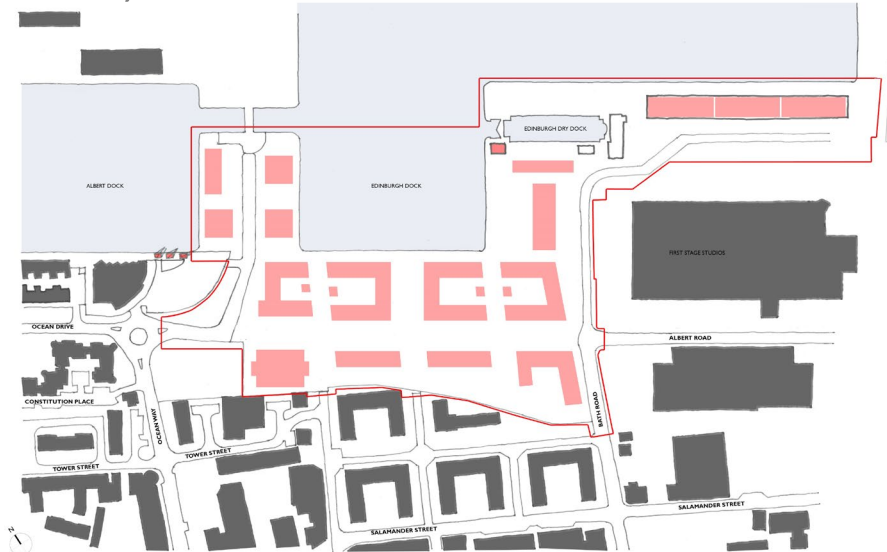
Parcels of Land With Potential For Development

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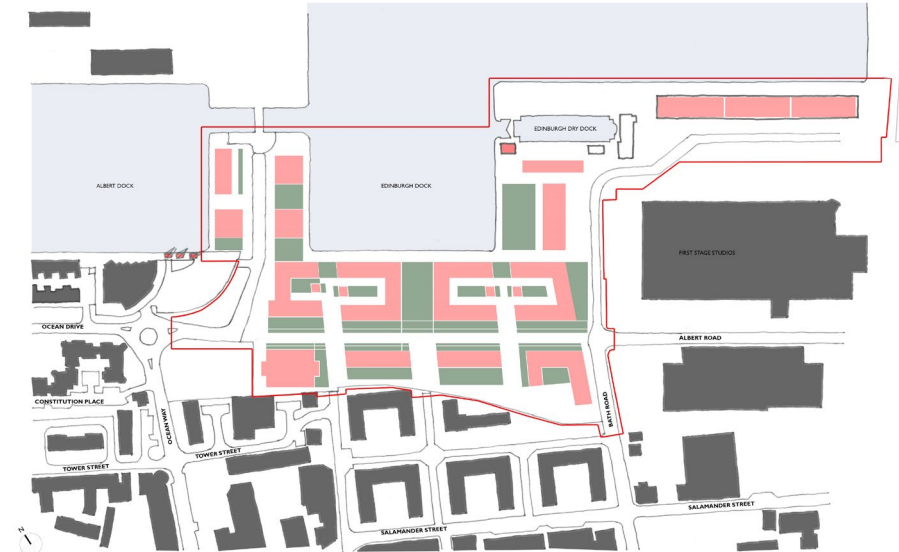
SOUTH EDINBURGH DOCK MASTERPLAN

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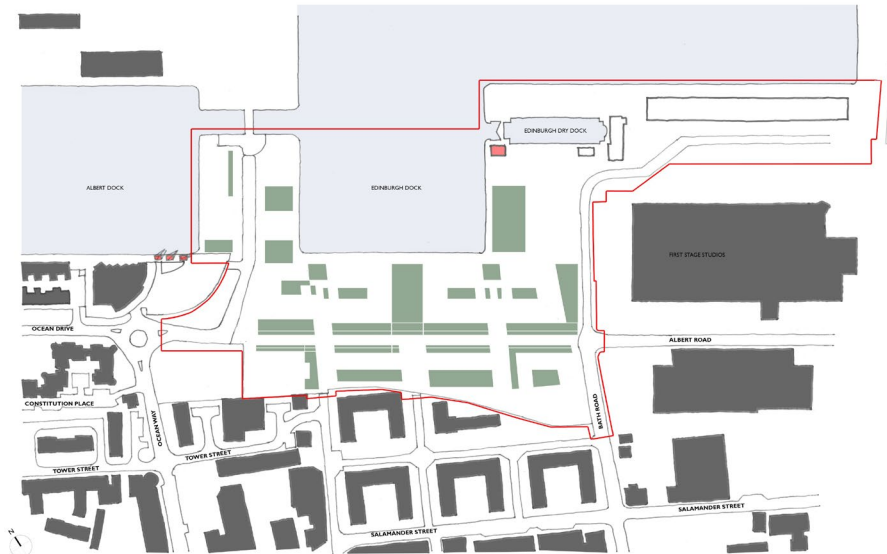
- Mix of Residential and Commercial Buildings
- Amenity Space



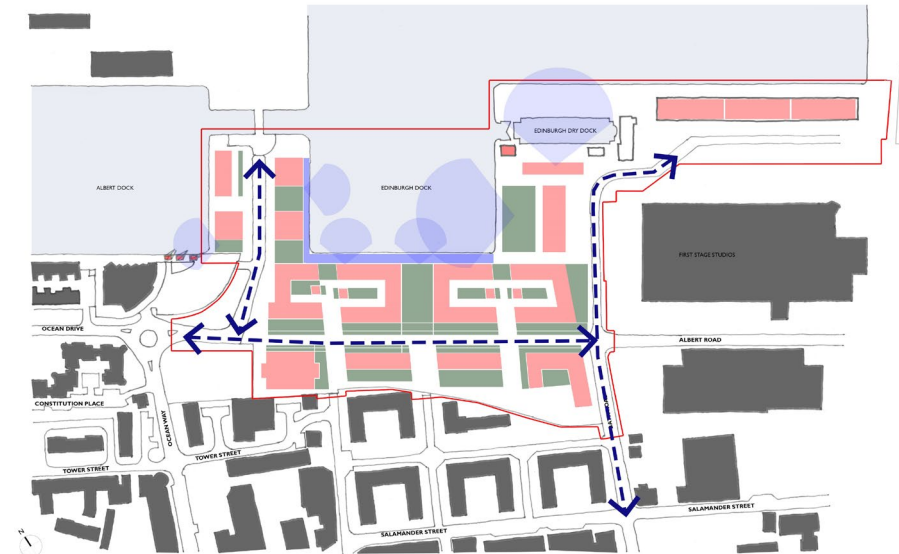
Urban Forms To Knit Into Neighbouring Grain



High Quality Public Realm



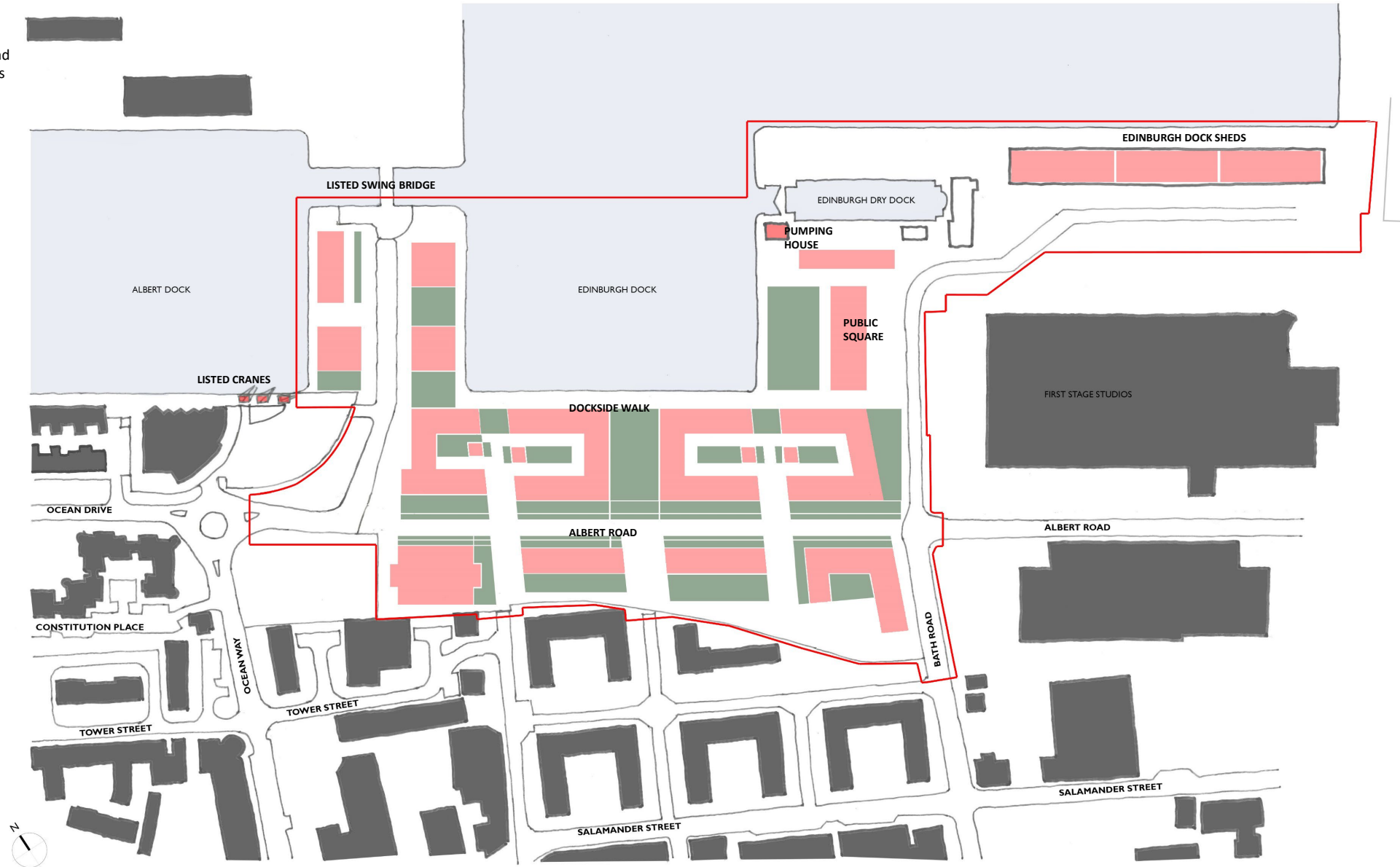
Green Links and Public Amenity



Amenity / Aspects

KEY

- Mix of Residential and Commercial Buildings
- Amenity Space



Site Layout Proposal