

1.0 PROJECT OVERVIEW



Welcome!

On behalf of Dalton Metal Recycling, thank you for taking the time to visit this public consultation event. This event relates to the resubmission of previously refused application [ref: 23/06745/FUL] for a mixed use development comprising of Build to Rent Apartments (BtR), Purpose Built Student Accommodation (PBSA), 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. The proposals remain significantly the same, albeit with an emphasis on Build to Rent Apartments, rather than Purpose Built Student Accommodation.

A Proposal of Application Notice (PAN) was submitted to The City of Edinburgh Council on 11/11/2025. We anticipate that a detailed planning application will be submitted to The City of Edinburgh Council in February 2026. 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 believes the time is right to relocate the scrapyards to a more suitable location and have the site redeveloped to provide quality living accommodation to compliment the neighbouring developments.

Please ensure any comments are made by the **22nd January 2026** to allow the team to progress with the planning application.

The Proposal

Our proposal seeks a redevelopment consisting of Build to Rent Apartments and Purpose Built student Accommodation (representing circa 10% of the proposed development), 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 proposed development will be car free, with ample cycle parking provided in dedicated bike stores. The proposal is facilitated by the residential allocation Hou 35 and EW1C of the adopted City Plan 2030.

The proposals will provide 35% affordable housing in line with policy. The exact mix of tenures is still to be confirmed. The delivery of some 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 provision of some PBSA on the site makes the development as a whole more viable and further provides a mix of communities on the site.



The Project Team

56three
ARCHITECTS

David Davies / Amy Greaves

shp[®]
Scott Hobbs Planning

Paul Scott / Hugh Shepherd

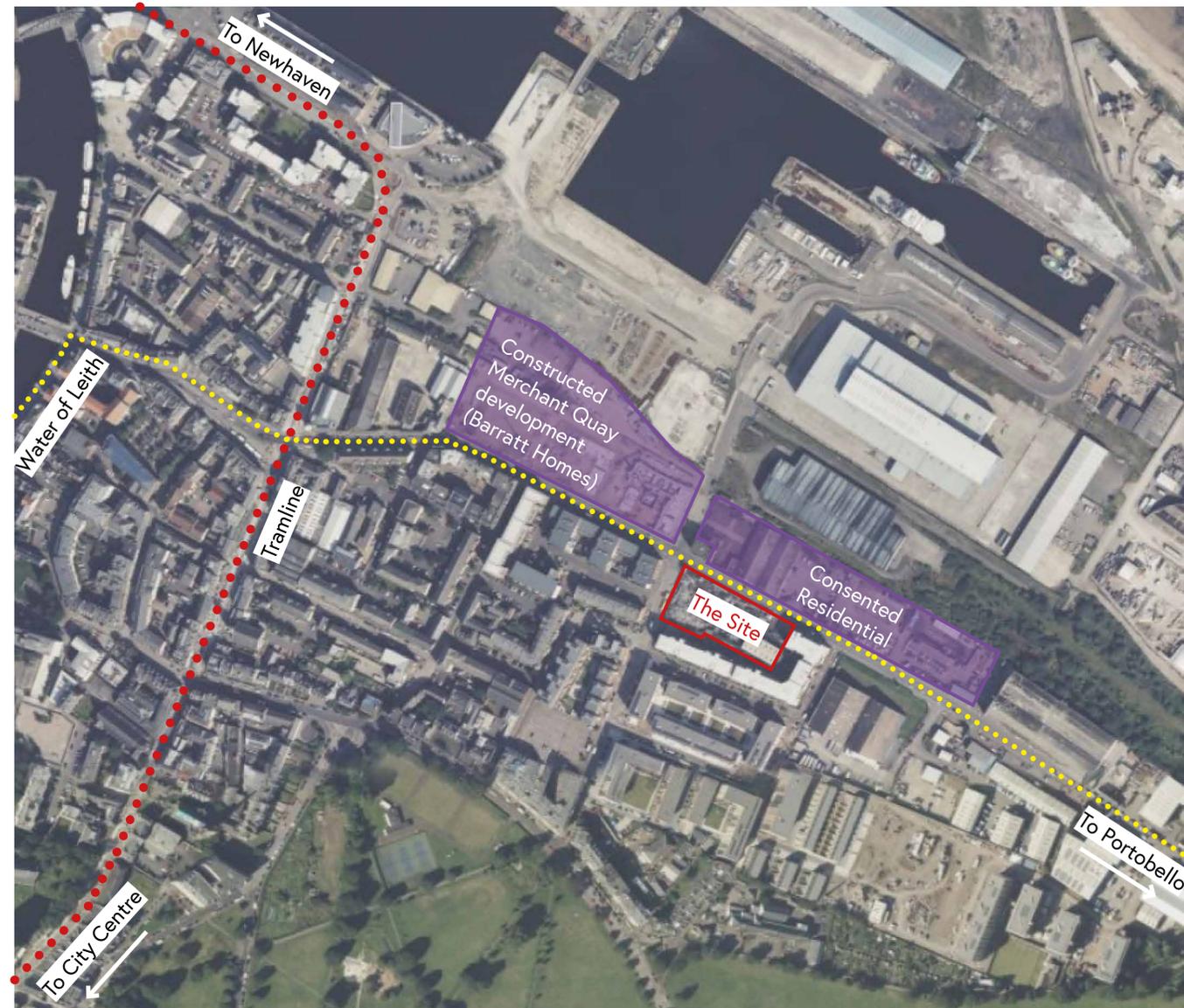
2.0 SITE LOCATION & WIDER CONTEXT

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 Sailmaker 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 tram line, connecting the site to the wider city.

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



3.0 PLANNING CONTEXT

Edinburgh City Plan 2030

City Plan 2030 summarises its strategy for the area in Place 4 'Edinburgh Waterfront' and specifically talks about the site in respect of 'East of Salamander Place' EW1C. The principles for development in this area are:

Proposals should provide for:

- a) The key streets and frontages set out in the approved development brief.
- b) Implementation of the park extension.
- c) Streetscape improvements along Salamander Street.
- d) The design of new housing to mitigate any significant adverse impacts on residential amenity.
- e) Form existing or new general industrial development, and
- f) A flood risk assessment shall be carried out in order to inform the design and layout of development proposals.

The proposals seek to facilitate regeneration of the area in line with these principles.

Policy Hou1 (Housing Development) identifies that the area (under allocation H35 for 113 dwellings) will be regenerated with a mix of uses and include housing development.

Policy Hou5 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.

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



Previous Planning Application

The previous planning application was submitted on the 10th of November 2023 for the 'Demolition of the existing building and erection of mixed-use development including residential development, Build to Rent Apartments (BtR) and Purpose Built Student Accommodation (PBSA) development with commercial /retail floorspace (Class 1A) at street level and associated amenity space, landscaping and cycle parking (as amended)', at 52 - 66 Salamander Street Edinburgh EH6 7LA.

This planning application was refused in February of 2025 with the primary factor for refusal being the proposed mix of accommodation and its conflict with policy H35. The principles of the design, height, scale and massing were agreed as acceptable.

Our client seeks to submit a revised planning application for a scheme which builds on the accepted design, scale and massing and amends the accommodation split to include a greater percentage of Build to Rent Apartments (BtR) of which 35% will be allocated as affordable housing in line with planning policy.



A / Previously Submitted North Elevation



B / Proposed North Elevation

4.0 DESIGN, SCALE AND MASSING

The evolution of this design proposal has explored key design principles of the Edinburgh Local Development Plan's EW 1C: Edinburgh Waterfront allocation, such as:

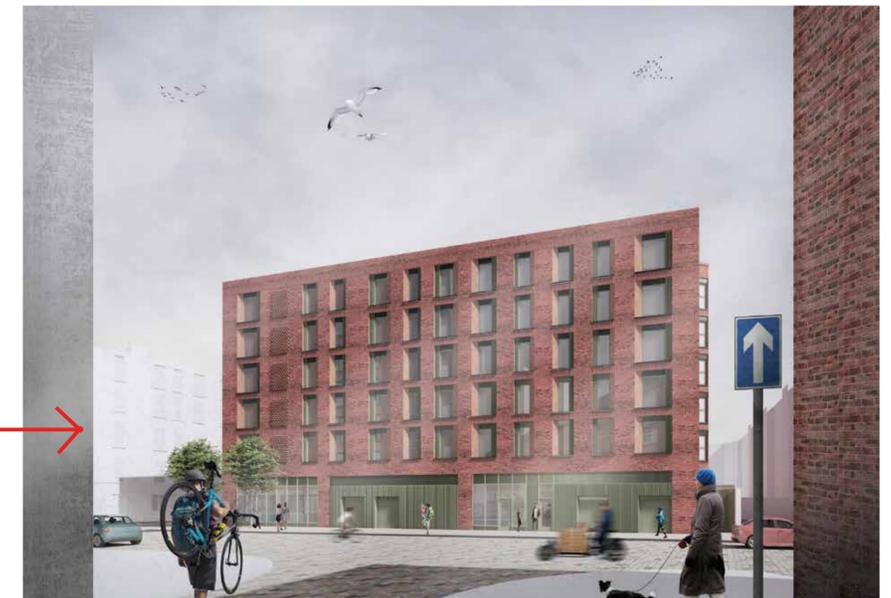
- **Massing**
In efforts to maximise the development potential of the site whilst responding to the existing urban grain.
- **Accommodation Provision**
A mix of housing types, sizes and affordability have been considered on the site to accommodate to all needs.
- **Public Realm Enhancements**
In efforts to improve public safety along Salamander Street, the design proposal will widen the existing footpath and enhance the public realm.
- **Active Frontages**
To activate the street and further improve public safety.
- **Materiality**
The proposal features a palette of robust, elegant materials which respond to the local climate and history of Leith.

The Council's Design Management Sub-Committee (DMSC) Report for the previous application states :

"The re use of the site is supported and the proposal is of an acceptable scale form and design. The amount of open space proposed is acceptable."



Design Evolution



5.0 PROPOSED LAYOUT

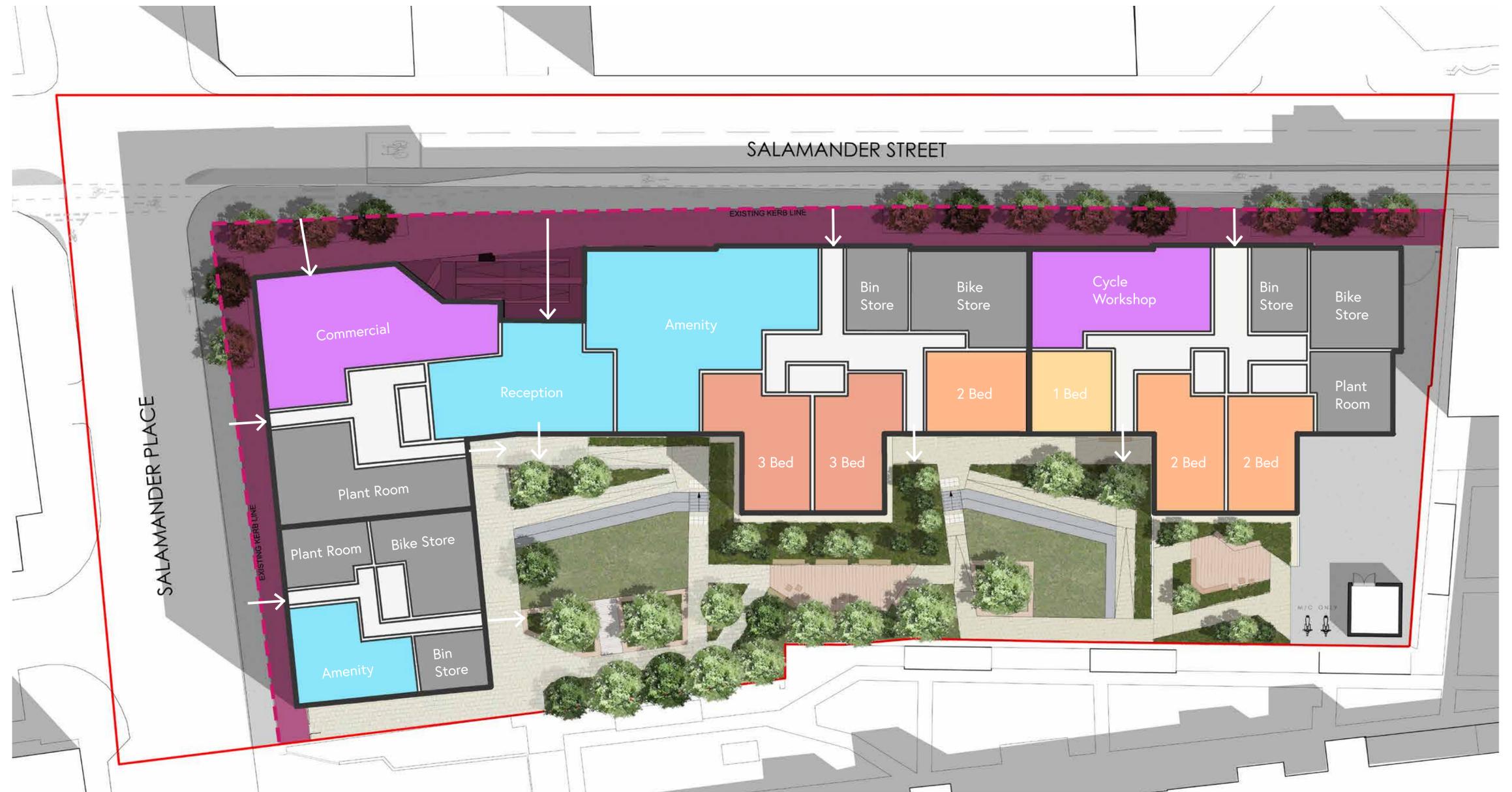
Proposed Site Layout

Our proposal seeks a redevelopment consisting of Build to Rent Apartments (BtR) and Purpose Built Student Accommodation (PBSA) (representing circa 10% of the proposed development).

The massing has been developed with an awareness of the local context rising from five to six storeys across the site with the sixth storey set back and constructed using a curtain walling system.

The private greenspace to the south of the development acts as one continuous, accessible landscape. The useable external amenity space equates to 31% of the total site area. The proposed building is orientated to optimise the public realm offering on both Salamander Street and Salamander Place, and takes due cognisance of the proposed Leith connections cycle path.

Both the Build to Rent Apartments (BtR) and Purpose Built Student Accommodation (PBSA) are accessed from a raised deck as a direct response to the FRA delivering a future proofed development. The amenity provision is designed to be flood resilient not flood resistant. This allows the amenity space to be lowered to street level to activate the street frontage. All ancillary space is located away from the main frontages, where possible, to maximise activity.



A/ Proposed Ground Floor Plan

— Site Boundary — Existing Kerb Line — Enhancement to Public Realm

6.0 NEXT STEPS

What Happens Next

We will hold a second public consultation meeting on the 5th of February 2026, 1500 - 1900, at the same venue, 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 February 2026. 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.



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. Further information will be available at the prospective website, from Thursday the 15th of January 2026:

www.scotthobbsplanning.com/consultations/salamanderstreet

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:

consultation@scotthobbsplanning.com

or post comments to

SHP Ltd.
24a Stafford Street
Edinburgh
EH3 7BD

All feedback should be submitted by the **22nd of January 2026**.

