

The Dry Dock at Harbour 31

Public Consultation Event 29th October 2024

North and South Leith Parish Church Halls, Edinburgh

Introduction

Welcome to the second and final pre-application public consultation for Forth Ports Limited's proposals for business development at Harbour 31 at the Port of Leith.

The first public event was held on 30 July 2024 at Ocean Terminal, where details of the potential development were presented to the public and Forth Ports were available to answer questions and receive feedback.

Forth Ports proposals have since progressed. At this event further details are presented and responses to the feedback and comments received by the public are addressed.

The event forms part of the planning statutory Pre-Application Consultation engagement process, for which a 'Proposal of Application Notice' was submitted to City of Edinburgh Council on 21 June 2024 for Business, general industrial, storage and distribution, training/education facility with ancillary retail, food & drink including bar & associated development including parking (Use Classes 1A, 3, 4, 5, 6,10 and sui generis public house) on land east of Edinburgh Dock, Bath Road, Port of Leith, Edinburgh.

We are happy to answer your questions and receive your feedback at the consultation event. If you would like more time to consider your feedback you can email or write to us using at the contact details below. Copies of the exhibition presentation can be downloaded from www.harbour31.com. All feedback should be received by 8 November 2024.

Applicant contact details: LarnerMcGrath Ltd, PO Box 28176, Edinburgh, EH16 9EL
info@larnermcgrath.co.uk Tel: 07841487916

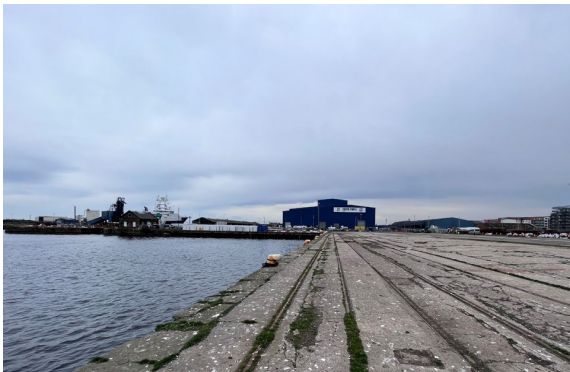
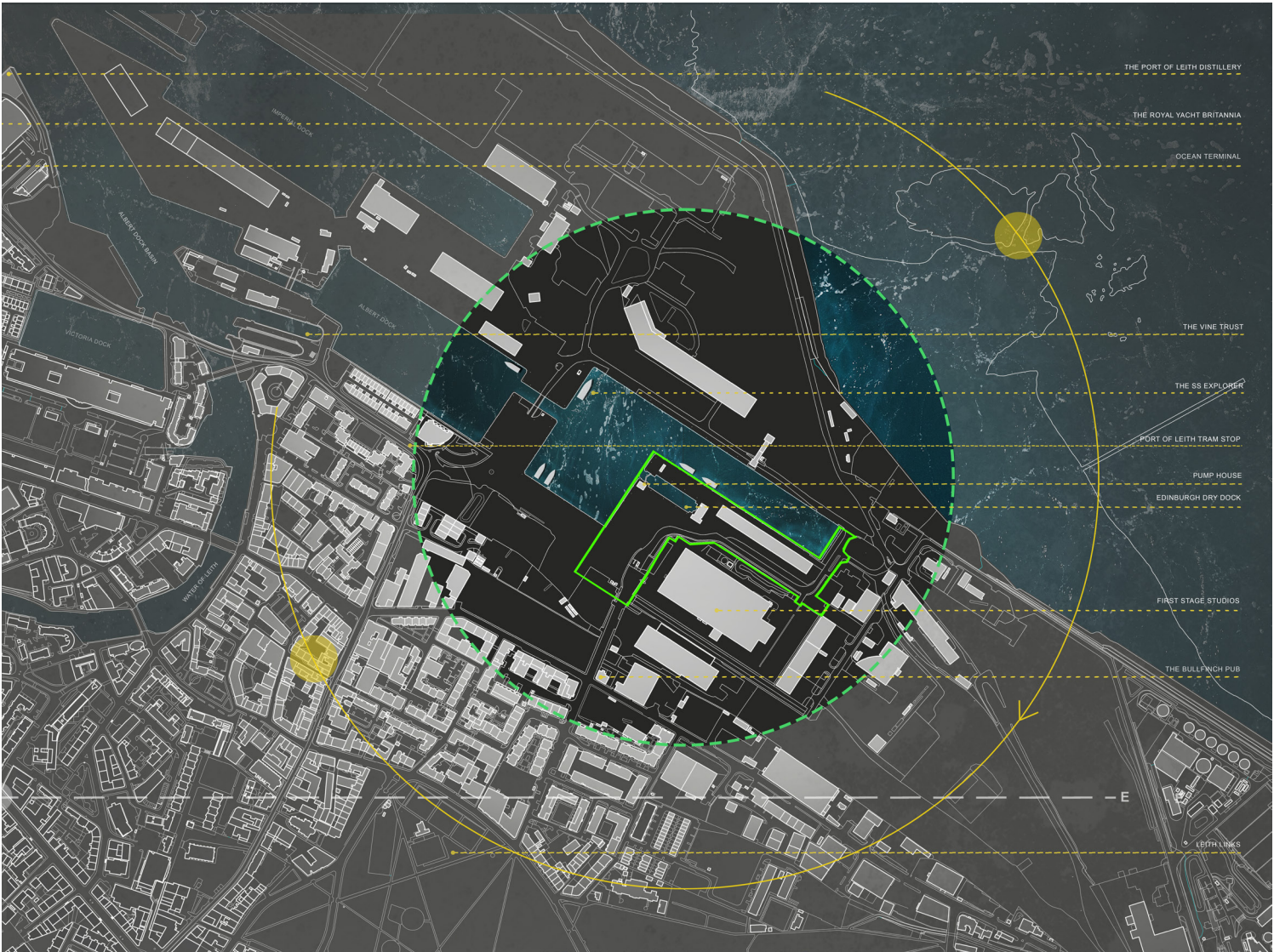
Forth Ports Limited and the Port of Leith

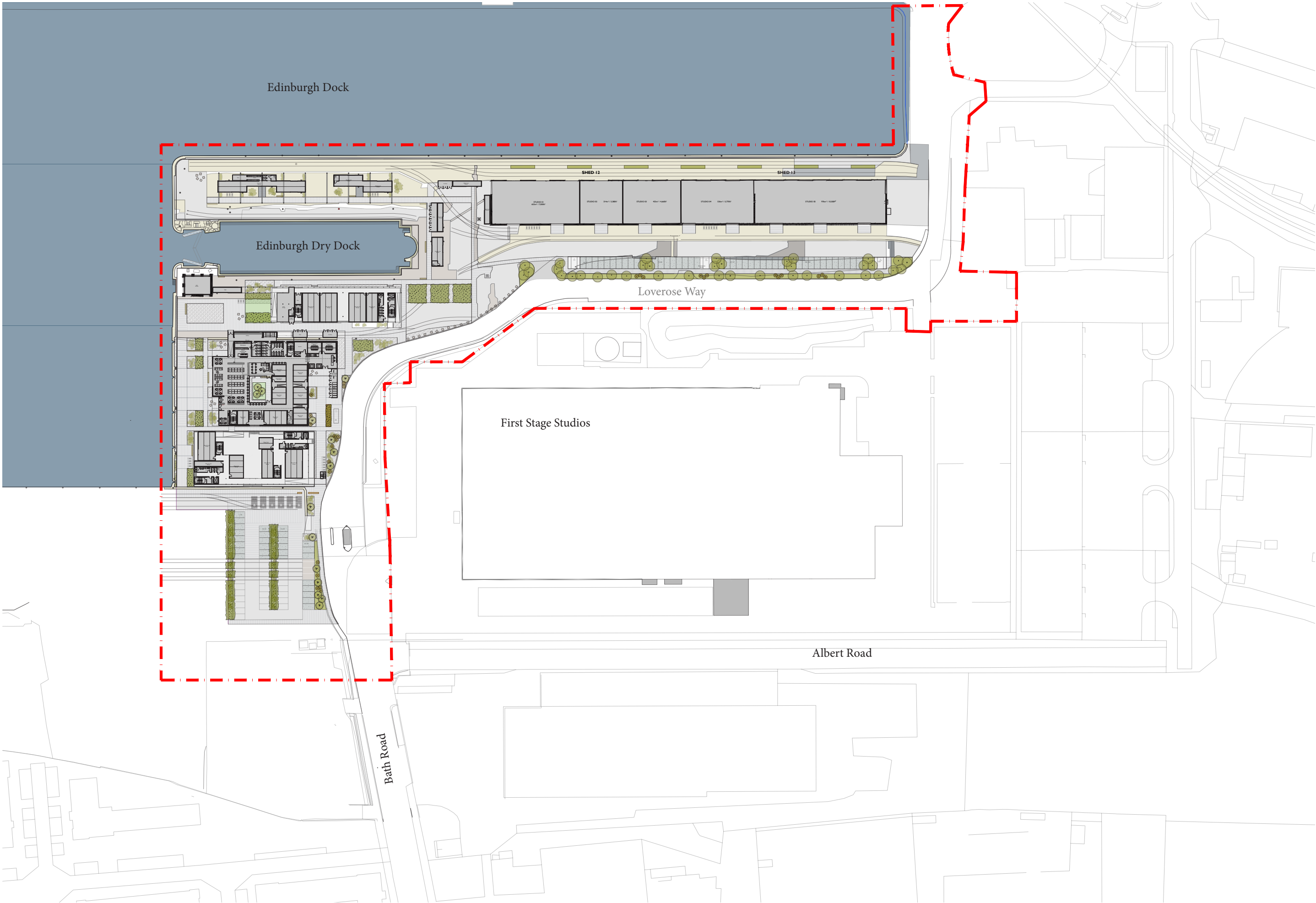
Fort Ports was established in 1967 as a Port Authority and through continued investment and acquisition it has grown to become the third largest port operator group in the UK.

Investment has always been and remains a core strategy for Forth Ports. Its commitment to investing for the future has positioned it 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, the Organisation 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. Forth Ports' ports assist in developing logistics flow across the UK and support many key industries.

The Port of Leith is the City's port and has been so for centuries, adapting to the City's needs over time. It is the largest enclosed deep water port in Scotland and the City's gateway to the sea. The Port provides full modern docking and cargo handling services for a range of vessels and cargoes. As well as being the City's Port it also performs a wider strategic role at a regional and national level. It has a key role to play in the de-carbonisation of our energy supply, supporting the off-shore wind industry.

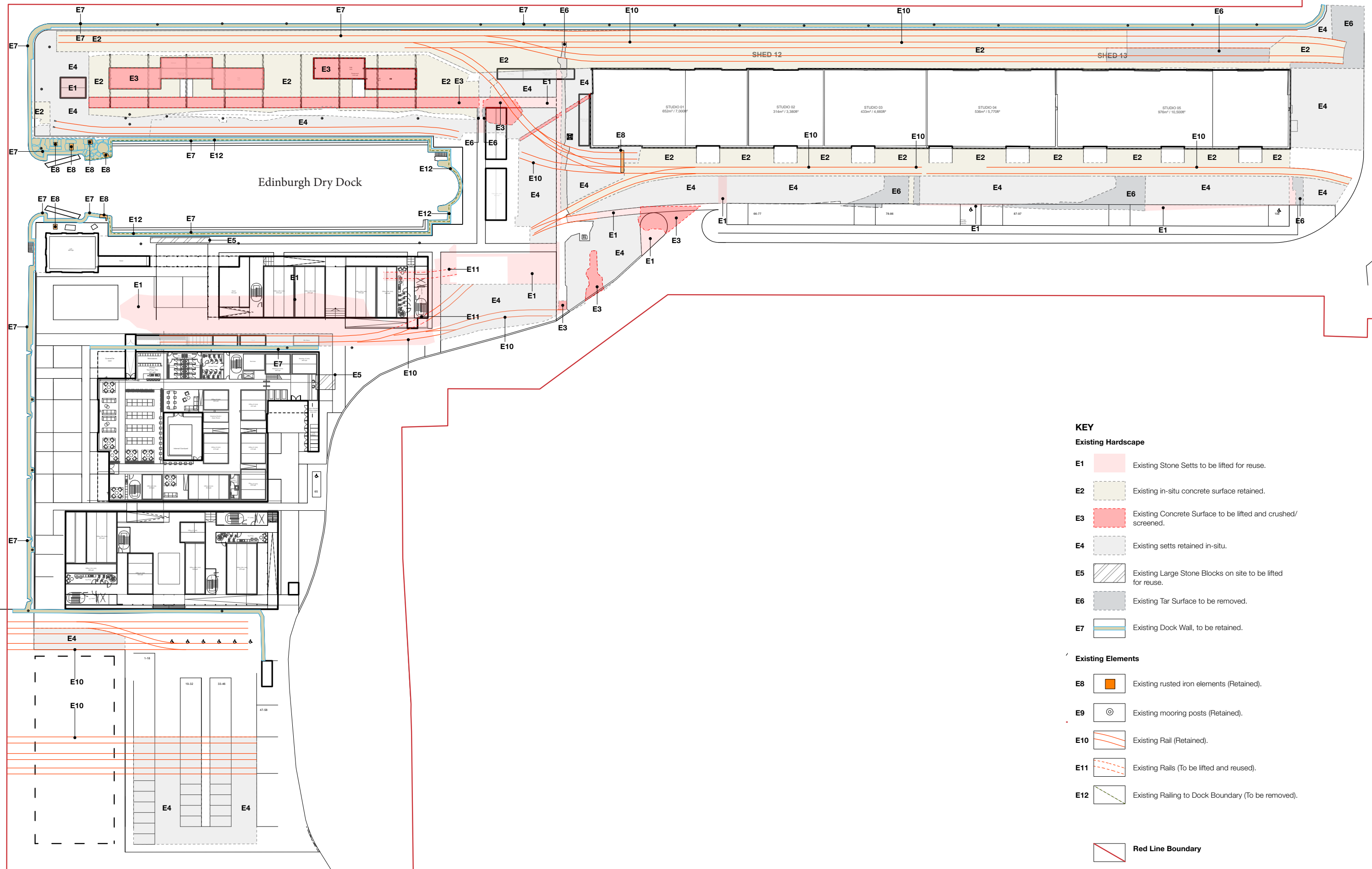
Forth Ports ongoing consolidation of port operations at Leith, provides the opportunity for it to release land within the Port's operational estate to the east and south of Edinburgh Dock for alternative uses which will support the wider regeneration of the Edinburgh Waterfront, all in accordance with the area's National Development status in National Planning Framework 4.





Location Plan





Existing Elements Retained and Lifted for Re-Use





Ground Floor Plan



First Floor Plan



Edinburgh Dock

Edinburgh Dry Dock

Bath Road

Second Floor Plan



Edinburgh Dock

Edinburgh Dry Dock

Bath Road

Third Floor Plan





A-303

THE DRY DOCK.
SOUTH BLOCK

Bath Road Arrival



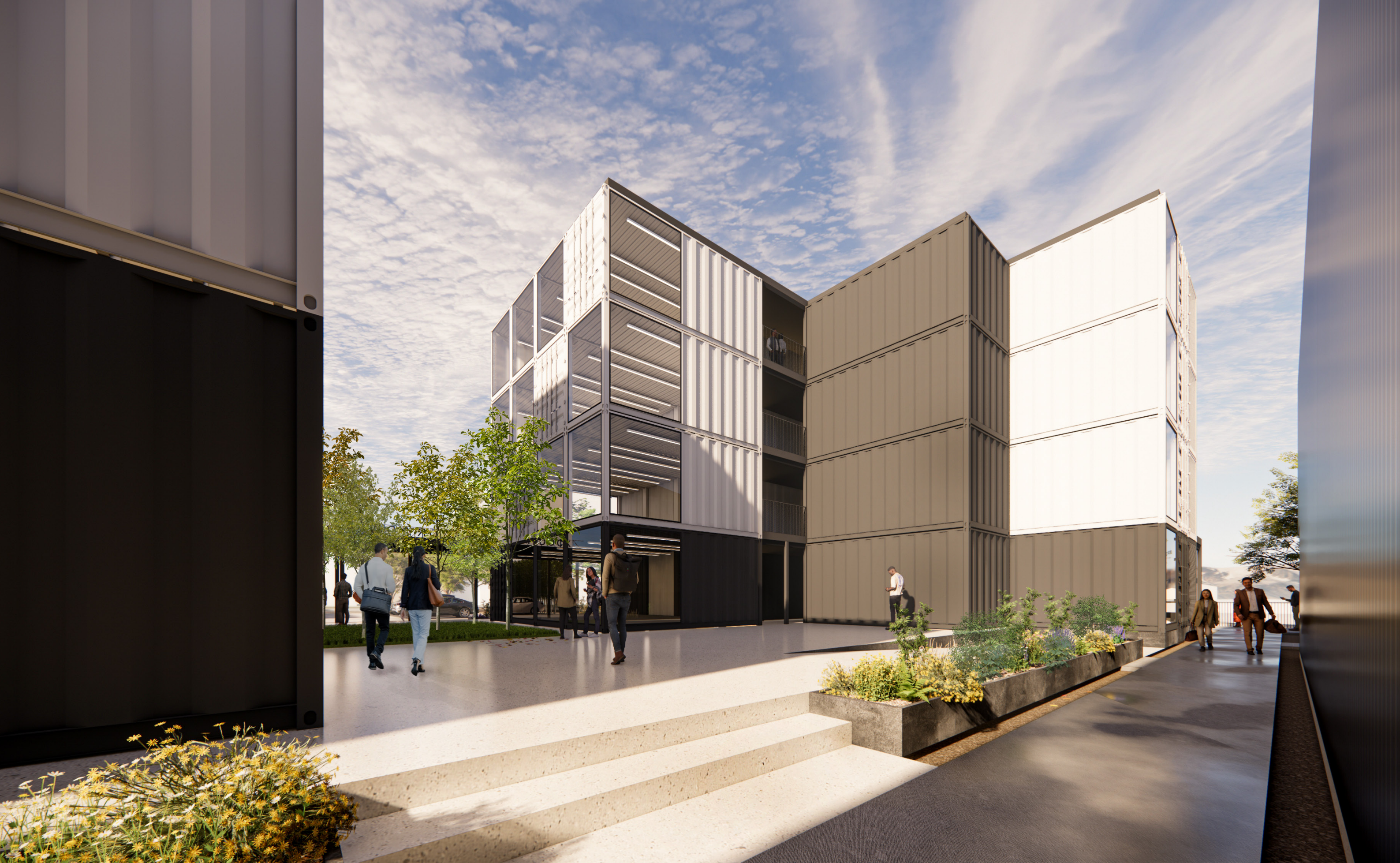
Northern Container Buildings



Entrance Courtyard



View Towards New Public Courtyard From Edinburgh Dock



View Of New Public Courtyard Towards Edinburgh Dock



View Towards New Public Courtyard From Edinburgh Dock

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Timelines

At the time of this event we expect development to progress along the following timeline:

- _ July 2024 - First Public Event
- _ 29th October 2024 - Second Public Event
- _ Late November / Early December 2024 – Planning Application and Listed Building Consent submitted to City of Edinburgh Council
- _ Spring 2025 – Determination of Planning Application
- _ Q2 2025 – Commence development
- _ Q1 2026 – First occupation

What happens next

The planning application shall be accompanied by a Pre-Application Consultation Report which will set out what comments were received as part of the pre-application process and how these have been considered by the Applicant. At the pre-application stage, all comments are comments to the prospective Applicant. Comments should not be made to the Planning Authority, City of Edinburgh Council. 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.

Contact Details

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Feedback from the First Public Consultation

Forth Ports would like to thank everyone who engaged in their first public event and to the local Community Councils for providing their feedback. We have set out below details of the feedback we received and how this has been considered by Forth Ports.

Redevelopment

Support for redevelopment in the Waterfront:
Forth Ports welcomes this support.

Support for opening up of the docks:
Forth Ports welcomes this support.

Use

Comment: Apart from green space, no reason for community to visit. Place needs to be enjoyed by locals and workers:
The proposed development is primarily for business use, forming part of the mix of uses within Leith. It will provide new flexible business spaces to meet identified demand, supporting the local economy. The development will also open up land that is currently inaccessible to the public. Open space, along with food and beverage and retail facilities, will be accessible to the public. The new public realm will allow access to heritage assets such as the dock and pump house for the first time. It will include spaces designed for informal gatherings.

Comment: The use of the proposed development is vague:
Please see above.

Comment: Desire for a diverse range of uses and a unique destination:
Please see above.

Comment: Request for a museum, medical centre, and toilets:
The development is primarily for business use, targeting the needs of creative and port-related industries. It does not include a medical facility, though ancillary food and beverage services will provide toilets.

Comment: Development needs to make provision for a range of business operations in Leith:
The business space will offer a variety of spaces at different rates, allowing a mix of occupiers to co-locate.

Design

Likes industrial aesthetic, containers referencing maritime operations, and modern design of new buildings:
Forth Ports welcomes this support.

Likes diverse modular construction combined with community space:
Forth Ports welcomes this support.

Likes reuse of old buildings incorporating modern conservation techniques:
Forth Ports welcomes this support.

Feels modern and vibrant:
Forth Ports welcomes this support.

Comment: Development should enhance the area:
The development enhances the area by opening up previously inaccessible land. Its design is carefully considered in the context of the surroundings and historical character.

Design cont.

Comment: Some structures feel temporary (e.g., shipping containers) and may not age well:
Shipping containers are recognised as durable, sustainable, and flexible building forms, valued for their longevity and suitability for adaptive reuse. In a dockside setting, they visually and functionally connect to the area’s maritime heritage. When well-maintained, container-based developments have proven to age gracefully, remaining in excellent condition for over 20 years in some cases.

Comment: Containers need to provide a suitable environment for occupiers:
The containers will meet current Building Regulations and provide a high-quality, comfortable, energy-efficient environment. They will be fully insulated to meet modern standards for year-round office use, offering flexible, modern workspaces that match traditional office requirements. The interior will include heating, cooling, and ventilation systems, and high-quality finishes.

Comment: Use local materials and artwork:
Forth Ports is committed to using local materials and engaging local artists to enhance public spaces. By collaborating with artists early in the process, the aim is to integrate public art reflecting the community. Sustainability is also a focus, with efforts to reuse on-site materials and reduce waste.

Comment: Consider inclusion of a dismantled shed building from elsewhere in Leith:
Forth Ports is open to considering such opportunities, provided they align with the development ethos and meet building form and scale requirements.

Open Space

Likes walkways and landscaping:
Forth Ports welcomes this support.

Comment: More consideration required for publicly accessible open space in the local area:
The landscape proposals show the extent and character of the public space.

Comment: Children’s play space and dog-walking area needed:
The development is primarily for business use but will include open space for public enjoyment. However, formal play parks or dog-walking areas are not part of the plan. The development complies with the Council’s open space standards.

Transport

Comment: Dislikes proposals for parking:
Parking is essential, and the development seeks a balance between users and the local population. All parking spaces will support electric charging, and the project will encourage public transport use. The design will retain historic surfaces and incorporate planting.

Comment: Provision for waterside promenade, public transport, pedestrian, and cycle access:
Forth Ports has made provisions for pedestrian, cycle, and vehicle access between Bath Road and Ocean Drive, as part of the planning application. Longer-term plans include residential-led development to the south of Edinburgh Dock, which will provide waterside access for pedestrians and cyclists. The current business-led development prioritises pedestrians, keeping vehicles on the perimeter.

Flooding

Comment: Consideration of wave overtopping:
A flood risk assessment will be submitted, which includes a review of coastal flooding associated with the 200-year event plus climate change.

Community Benefit

Comment: Consideration of community benefit:
The development opens up an area of the city that was previously inaccessible, providing open space and new business opportunities that will support the local economy.

Green Freeport

Comment: Relationship with Green Freeport:
The site is within the proposed Forth Green Freeport tax site. More details can be found at <https://forthgreenfreeport.com>.

Other

Looks vibrant:
Forth Ports welcomes this support.

Comment: Include provision for SS Explorer in the proposal as an attraction and community hub:
Forth Ports is engaged with the SS Explorer Preservation Society, but the current proposal focuses on business uses, and vessel berthing is not part of the plan.

Consultation

Comment: Identify public and family-accessible facilities:
Retail and food & beverage facilities will be accessible to the public. The landscape proposals show the character of public spaces.

Comment: Include update on H31 residential development at the next event:
Forth Ports’ residential development proposals are part of a separate application. This is currently under consideration by the City of Edinburgh Council’s planning department.

Comment: Circulate information more widely, including to Leith Basin:
In addition to notifying Community Councils and ward members, leaflets were distributed to neighbours, shops, and amenities in the local area.

Comment: Host event at a more central venue, e.g., Kirkgate:
The second event will be held at North and South Leith Parish Church Halls on Henderson Street.