

Leith Biomass Plant Scoping Document Comments

Overall Impact

Leith docks development – Any application will need to address how it fits into the National Planning Policy Framework; Edinburgh City Local Plan; Leith Docks Development Framework ; Leith Docks Outline Planning Application ; the City of Edinburgh High Buildings Policy Review; City of Edinburgh Skyline policy.

Secondly, how does it interact and interrelate to developments built ; the current applications for villages 1 & 2; the planned future developments at Edinburgh Marina, Mulberry Quay , Maritime Quay and Leith Sands . How will the planned open space at this site be accounted for in future developments and the development as a whole ? How will it integrate with the planned boardwalk ? Will it bring forward the industrial edge and usage of the Docks area and does this compromise the LDDF and Outline Planning Application ?

Thirdly , in terms of function will a whole cycle analysis be undertaken from fuel source through to end use ? This should account for material , transport , consumption and end use. It also needs to account for environmental impact of different types of source material . Transportation needs to be part of EIA both overall and locally.

Accounting for environmental impact of flue gas dispersal and the impact of the local environment such as the haar in this needs to be part of EIA. The impact of the cooling water into Forth should also be part of EIA.

How does it interact and interrelate with its neighbour Seafield waste Water Treatment Works ? Again this needs to be accounted for in EIA.

How would the above impacts be monitored and by whom ?

Fourthly , the size , scale and impact of the plant will dwarf the surrounding natural and built environment . What is the lifespan of this building and chimney stack and if progressed will it set the standard in terms of height , context and scale for all future developments ? What will be the lifespan of the planned plant ?

Lastly , why has the joint venture chosen this form of energy production when the opportunity for progressing other renewable sources and technology are available locally , nationally and internationally ?

Councillor Gordon Munro – Leith ward Labour