



17 December 2015

City of Edinburgh Council
Planning
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FAO Jo Anne Laidlaw

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Direct Dial: 0131 469 6019
Email: robert.newton@gvajb.co.uk

Dear Sir/Madam

Proposal of Application Notice

The EDI Group Ltd – Land at Brunstane, North of Newcraighall Road and South of Milton Road East

We act on behalf of the EDI Group Ltd (EDI) and are pleased to submit a Proposal of Application Notice (PAN) in respect of the following proposed development:

"Residential development, new primary school, new local centre including retail and other ancillary commercial uses and community facilities, parkland; and associated infrastructure"

at:

Land at Brunstane, north of Newcraighall Road and south of Milton Road East, Edinburgh

A site location plan is enclosed.

The notice has been sent in compliance with the Town and Country Planning (Scotland) Act 1997, as amended, and will commence the 12 week pre-application consultation period for this development.

We confirm that the notice has been issued to all parties noted on the attached schedule.

The submission of this PAN marks the first stage in bringing forward initial planning application proposals for the site, with a focus on residential-led development and the Brunstane Development Principles / Site Brief in the emerging Edinburgh Local Development Plan (Second Proposed Plan) (ELDP). In this regard, we are of course aware that the ELDP examination is ongoing and we will keep this under review as matters progress.

In the meantime, we trust that this letter serves as useful background context to the submission of the PAN and we look forward to receiving formal confirmation of receipt and registration at your earliest convenience.

Please contact Rob Newton (0131 469 6019) at this office if you have any queries.

Yours faithfully

A handwritten signature in black ink that reads "GVA Grimley". The signature is written in a cursive, flowing style.

GVA GRIMLEY LTD
For and on behalf of The EDI Group Ltd

Enc Proposal of Application Notice for land at Brunstane

c.c. Ms K Loh, EDI Group
 Ms K Cadell, AREA
 Mr A Sneddon, Transport Planning
 Mr A Kean, IKM Consulting
 Ms L Hamilton, City of Edinburgh Council

P2

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. The minimum consultation activity includes consultation with the relevant community council(s), the holding of one public event and its advertisement in a local newspaper.

1 APPLICANT'S DETAILS

NAME _____ EDI Group Ltd
ADDRESS _____ 7 -9 North St David Street

Edinburgh

EH2 1AW
POSTCODE _____
TELEPHONE _____ (refer to agent)
EMAIL _____

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 ☐

2 AGENT'S DETAILS (if applicable)

NAME _____ GVA James Barr
ADDRESS _____ Quayside House, 127 Fountainbridge

Edinburgh

POSTCODE _____ EH3 9QG
TELEPHONE _____ Rob Newton 0131 469 6019
EMAIL _____ robert.newton@gvajb.co.uk

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 ☐

3 ADDRESS OR LOCATION OF PROPOSED 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.

Land at Brunstane, north of Newcraighall Road and south of
Milton Road East, Edinburgh

4

Describe in general terms the development to be carried out. Outline its characteristics.

Please refer to attached schedule

State what type of planning permission this PAN will relate to (please tick):

Full Planning Permission ☐

Planning Permission in Principle ☒

Approval of Matters specified in Conditions ☐

State Class: National ☐

Major ☒

5

State which other parties have received a copy of this Proposal of Application Notice.

Community Council(s)

Date Notice served

Please refer to attached schedule

Any other parties

Date Notice served

Please refer to attached schedule

6

Please give details of proposed consultation.

Proposed Public Event

Venue

Date and Time

Please refer to attached schedule

Proposed newspaper advert date

Please refer to attached schedule

Where published

Details of any other consultation methods (date,time and with whom)

Refer to attached schedule

Signature

GVA Grimley

GVA Grimley Ltd

Date

17 December 2015

(A planning application for this development cannot be submitted less than 12 weeks 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)

**Proposal of Application Notice
Land at Brunstane, Edinburgh
Supplementary information for questions 4, 5 and 6**

The following information addresses questions 4, 5 and 6 of a Proposal of Application Notice that has been completed on behalf of EDI Group Ltd in respect of the above.

4) Description of development

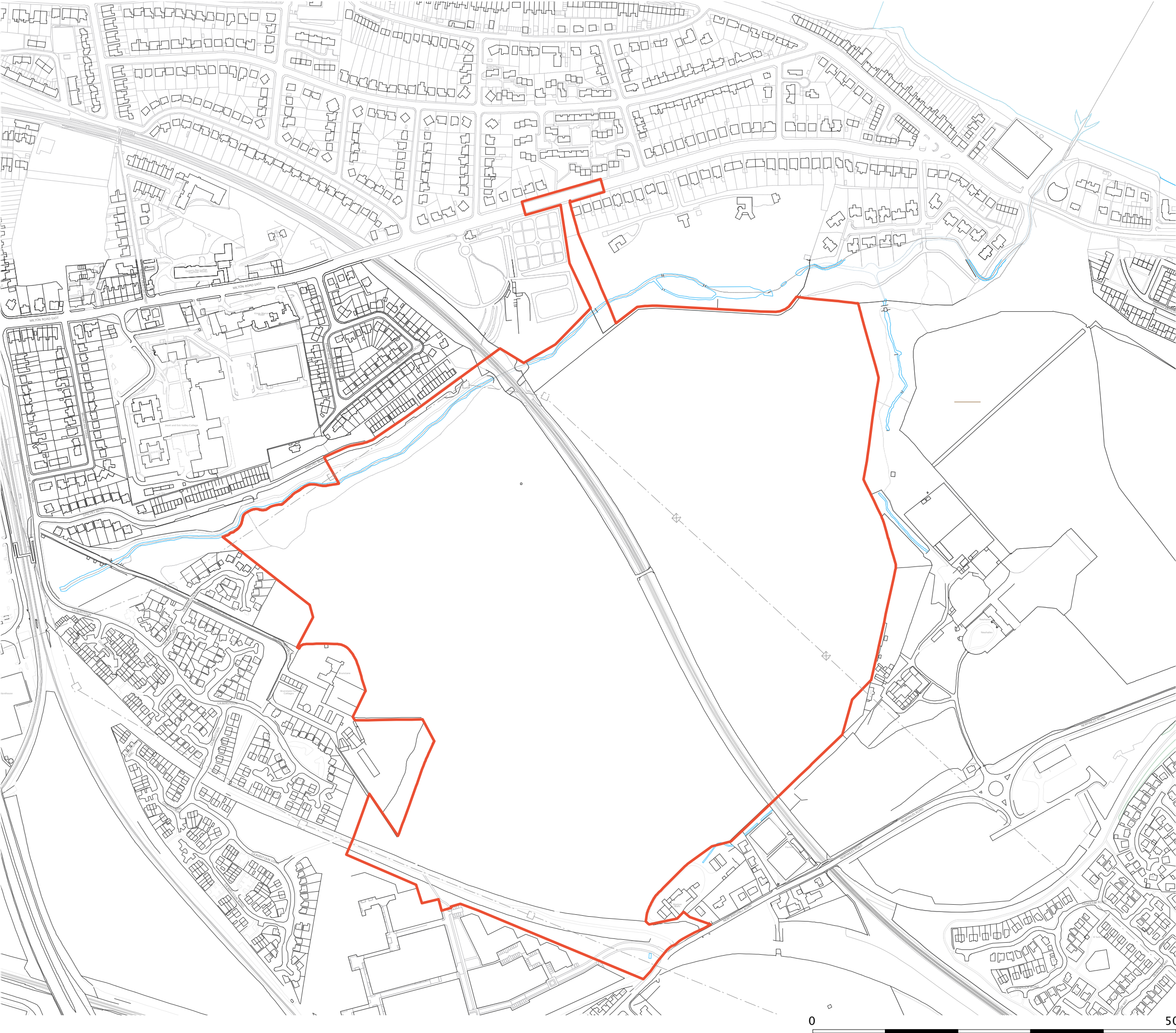
"Residential development, new primary school, new local centre including retail and other ancillary commercial uses and community facilities, parkland; and associated infrastructure".

5) Parties who have received a copy of the Proposal of Application Notice

		Date Served
Community Council	<ul style="list-style-type: none"> Portobello Community Council Craigmillar Community Council Musselburgh and Inveresk Community Council 	17.12.15
Local Ward Councillors	<ul style="list-style-type: none"> Cllr Michael Bridgman Cllr Maureen Child Cllr David Walker 	17.12.15
Neighbourhood Partnership	<ul style="list-style-type: none"> Portobello/Craigmillar 	17.12.15
Others	<ul style="list-style-type: none"> Mr Tommy Shepherd MP Mr Kenny MacAskill MSP 	17.12.15

6) Details of Proposed consultation

Public Event	<p>Intended consultation will take the form of drop-in community exhibition(s), where members of the project team will be in attendance</p> <p>Event venue/details:</p> <p>The venue and dates are to be confirmed in due course but at this stage we can advise that we expect an event to be held in March 2016. Any subsequent event(s) will be further confirmed and publicised.</p> <p>The public event(s) will be held on a weekday (Monday – Friday) and will be advertised in advance (see below). The date and times will be confirmed as soon as possible.</p>
Advertisement	<p>A public notice advertising the event will be placed in the Edinburgh Evening News at least 7 days prior to the 1st event.</p> <p>The parties named in this notice will also receive notice of the event at least 7 days prior to the 1st event.</p> <p>Where possible, posters / leaflets advertising the consultation events will be displayed in places of public access e.g. community and other local facilities.</p>



NOTES: Do not scale from this drawing. All illustrative information is for design communication purposes only and is not to be relied upon for completeness or accuracy. Please report any discrepancies to AREA before proceeding.

DWG FILES IMPORTANT NOTE:
The completeness of the content of this file is not guaranteed by AREA URBAN DESIGN & ARCHITECTURE LLP and should be checked against the adjoining pdf. The fills and textures may not transfer in all cases and should be checked by the recipient.

Note that the PAN area is larger than that required for the PPP application. This is in order to provide scope to evolve the proposals and integrate with the wider context.

PAN boundary

Date	Rev	Description	Drawn	Check
<div><div>AREA</div><div>URBAN DESIGN ARCHITECTURE</div></div> <div>Grange Linlithgow West Lothian EH49 7RH T 01506 843247 W area.uk.com</div> <div>N</div>				
Project	NEW BRUNSTANE			
Client	THE EDI GROUP			
Title	PAN BOUNDARY PLAN			
Status	PLANNING	Drawn	JN	Checked KC
Date	151215	Scale/ Format	1:5000 @A3	
Job ref.	NB_PAN_01	Rev	/	