

PORTOBELLO SANDS

PROPOSED PLANNING APPLICATION

Residential Development at Pipe Lane, Portobello

PUBLIC EXHIBITION INVITATION

Date: Tuesday 23 January 2018

Time: 3.30pm to 7.00pm

Venue: Portobello Library (upper floor), 14 Rosefield Avenue, EH15 1AU

Portobello Sands Ltd intends to apply to the City of Edinburgh Council for planning permission for a residential development at Pipe Lane, Portobello. Detailed plans are currently being prepared and local residents' views are welcomed on the proposals.

The proposal is for a residential development comprising:

- A contemporary, high quality building designed to complement the existing development.
- 5-storey building, with a set-back sixth floor 'pop-up', comprising 10 x three-bed apartments and a 2 bed apartment, fronting the Promenade.
- Two x three-storey townhouses separate to the apartment building, onto Pipe Lane.

The proposed smaller residential development would replace the existing consented 5 and 3-storey 18 apartment building, which would be situated over the entire site.

This revised proposal will provide a high quality residential development to enhance the character and appearance of the locality. This will protect the residential amenity for the existing residents to a greater extent than the consented scheme.

It is important that local residents have the opportunity to feed into the design process and comments would be greatly appreciated in advance of any plans being finalised then submitted through the formal planning process.

With this in mind, Portobello Sands Ltd will exhibit its draft proposals in Portobello Library from 3.30pm to 7.00pm on Tuesday 23 January 2018. All interested parties are invited to meet with the Portobello Sands team to discuss the proposals. Alternatively, the outline proposals will be available online at www.portobellosands.co.uk following the consultation process.

It is intended that the final planning application will be submitted early February, 2018. Following receipt of the application, the Council will notify immediate neighbours and will invite comments on the proposal; it will upload the application to its website.

A copy will also be made available at www.portobellosands.co.uk. You will be able to inspect the plans and all other supporting information. It is at this stage that you will have the opportunity to formally submit comments to the application, via the Council's website or by post.

Please send any comments by Monday 30 January 2018 to consultation@scotthobbsplanning.com referencing 'Pipe Lane' in the header. Portobello Sands will seek to consider and incorporate views, where possible.

Portobello Sands Ltd thank you for your interest and look forward to your comments.

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