

Pritchett Planning Consultancy.
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EDINBURGH
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Vita Edinburgh 1 Ltd And Mecca
Bingo Ltd.
C/o Agent

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED BY THE PLANNING ETC. (SCOTLAND) ACT 2006

Demolition of existing commercial building and redevelopment of site for around 250 self contained apartments for occupation predominantly by international and post graduate students with ancillary reception area, gymnasium, lounges/meeting areas with separate commercial units for use within classes 1,2 and 3 and associated cycle parking and ancillary works. at 125A Fountainbridge Edinburgh EH3 9QG

REFERENCE NUMBER: 14/03480/PAN

Decision Notice – Proposal of Application Notice

With reference to your Proposal of Application Notice registered on 28 August 2014 the Council, in exercise of its power under the above Act, **APPROVES** the proposed consultation subject to **additional consultation** as detailed below.

- South West Neighbourhood Partnership
- Scottish Canals and Fountainbridge Canalside Initiative
- Extra publicity; ie display posters around the site (library,shops etc),leaflet neighbouring properties

Pre-application consultation report

Details of how you have complied with this requirement should be set out in the pre-application consultation report – failure to do so will constitute an invalid application. Please see notes attached.

Survey

A survey will be carried out to review the application process and pre-application consultation once the application has been decided.

Edinburgh Planning Concordat

The Concordat identifies areas for joint action in terms of resources, skills and processes and charts a step-by-step process for managing major development proposals in a manner which is transparent and expectations and responsibilities are clarified. It is strongly recommended that developers and their agents make


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Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG;

themselves aware of the Concordat at the earliest stage of considering development proposals within the City. It can be found at:

www.edinburgh.gov.uk/planningconcordat

If you have not yet had pre-application advice on the proposed development, please contact Bruce Nicolson, 0131 529 6206, bruce.nicolson@edinburgh.gov.uk.

If you have a general enquiry regarding your notice please contact Jo-Anne Jamieson directly on 0131 529 3147 or email jo-anne.jamieson@edinburgh.gov.uk.



David R. Leslie
Acting Head of Planning and Building Standards

8 September 2014

**NOTES: Pre-application consultation report
to be submitted with planning application**

Circular 3/2013 Development Management Procedures

2.35 The applicant must prepare a report of what has been done during the pre-application phase to comply with the statutory requirements for PAC and any requirements set out in the planning authority's response to the proposal of application notice. The report is to be made in writing (which may include being in electronic form).

2.36 The legislation does not specify the content of the report beyond that it should set out what had been done to effect compliance with the aforementioned requirements. However, a useful minimum would be to:

- *specify who has been consulted*
- *set out what steps were taken to comply with the statutory requirements and those of the planning authority*
- *set out how the applicant responded to the comments made, including whether and the extent to which the proposals have changed as a result of PAC*
- *provide appropriate evidence that the various prescribed steps have been undertaken – eg copies of advertisements of the public events and reference material made available at such events; and*
- *demonstrate that steps were taken to explain the nature of PAC, ie that it does not replace the application process whereby representations can be made to the planning authority.*

2.37 Planning authorities must decline to determine an application where PAC requirements apply and, in their opinion, have not been complied with.

