

Directorate for Local Government and Communities
Planning and Architecture Division
Planning Decisions



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Elaine Campbell
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The City of Edinburgh Council
By email to: Elaine.Campbell@edinburgh.gov.uk

cc David Leslie, Head of Planning: David.Leslie@edinburgh.gov.uk

Your ref: 17/04137/FUL
Our ref: NOD-EDB-004
12 March 2018

Dear Ms Campbell

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
RE-DEVELOPMENT OF THE FORMER CORSTORPHINE HOSPITAL TO FORM
76 RESIDENTIAL APARTMENTS (INCLUDING 44 NEW BUILD APARTMENTS)
AND ASSOCIATED VEHICULAR ACCESS, CAR PARKING AND LANDSCAPE
WORKS AT 136 CORSTORPHINE ROAD, EDINBURGH**

1. I am directed by Scottish Ministers to draw your attention to the enclosed Direction, which they have given in exercise of the powers conferred on them by Regulations 31 and 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
2. The Direction is given in view of concerns which could raise issues of national importance, relating to the potential impact of the proposed development. These include possible negative health impacts for giant pandas at Edinburgh Zoo during construction, as advised in representations by the Royal Zoological Society of Scotland.
3. Accordingly, Scottish Ministers take the view that it would be appropriate for The City of Edinburgh Council to notify an application by Sundial Dundas (Corstorphine) Ltd for re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated vehicular access, car parking and landscape works at 136 Corstorphine Road, Edinburgh

(application number 17/04137/FUL). This Direction does not commit Ministers to calling in any such application, but it does reserve their right to intervene.

Yours sincerely

H Wood

HELEN WOOD

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(THE CITY OF EDINBURGH COUNCIL) (RE-DEVELOPMENT OF THE FORMER
CORSTORPHINE HOSPITAL TO FORM 76 RESIDENTIAL APARTMENTS
(INCLUDING 44 NEW BUILD APARTMENTS) AND ASSOCIATED VEHICULAR
ACCESS, CAR PARKING AND LANDSCAPE WORKS) AT 136 CORSTORPHINE
ROAD, EDINBURGH) DIRECTION 2018**

The Scottish Ministers, in exercise of the powers conferred on them by Regulations 31 and 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and all other powers enabling them in that behalf, hereby give the following direction:-

1. In the event that The City of Edinburgh Council is minded to grant planning permission to Sundial Dundas (Corstorphine) Ltd for the re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 New build apartments) and associated vehicular access, car parking and landscape works at 136 Corstorphine Road, Edinburgh (application number 17/04137/FUL) they shall send to Scottish Ministers the following information:-

(a) a copy of the planning application, accompanying plans and associated documentation (e.g. transport/retail assessment), together with the full address and post-code of the site to be developed;

(b) a copy of any environmental statement accompanying the application or, where an environmental statement has not been prepared:

- a copy of any screening opinion given by the planning authority in respect of any Schedule 2 development (as defined by regulation 2 of the *Environmental Impact Assessment (Scotland) Regulations 2011*); and

- a copy of any strategic environmental assessment that is relevant to the development;

(c) a copy of any appropriate assessment relating to the application, carried out under Part IV of the Conservation (Natural Habitats, &c.) Regulations 1994.

(d) copies of all observations submitted by consultees and all representations and petitions received, together with a list of the names and addresses of those who have submitted observations/made representations (including details of any petition organiser if known). Where 'pro-forma' representations are received, only one copy example need be submitted, but all names and addresses must be provided. Copies of petitions should be submitted, but only the organiser or first named should be included in the list of names and addresses;

(e) the planning authority's comments on the consultees' observations and

on representations received, together with a statement explaining how the authority has taken these into account;

(f) the planning authority's reasons for proposing to grant planning permission, including, where relevant, a statement setting out the reasoning (i) behind the authority's decision to depart from the development plan, and/or (ii) for taking the decision it has, in light of any objections received.

2. The Scottish Government would expect, wherever possible, that the information is provided electronically by means of a link, or series of links to the relevant case file on the authority's website.

3. Subject to paragraph 4 below, where The City of Edinburgh Council is minded to grant planning permission for the development referred to in paragraph 1 above they shall not do so before the expiry of the period of 28 days beginning with the date notified to them by Scottish Ministers as the date of receipt by them of the information supplied by the Council in accordance with paragraph 1 of this Direction.

4. Scottish Ministers may, during the said period of 28 days, notify The City of Edinburgh Council in writing that an earlier or later date shall be substituted for the date of expiry of that period; and if on expiry of the period of 28 days or such other date as has been notified to them the Council have not received from Ministers a Direction under Section 46 of the Town and Country Planning (Scotland) Act 1997 requiring the application to be referred to Ministers instead of being dealt with by the Council, then the Council may proceed to determine the application.

5. This Direction is given to The City of Edinburgh Council.

6. This Direction may be cited as the Town and Country Planning (Notification of Applications) (The City of Edinburgh Council) (re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated vehicular access, car parking and landscape works) at 136 Corstorphine Road, Edinburgh) Direction 2018.

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12 March 2018