

Directorate for Local Government and  
Communities  
Planning and Architecture  
Planning Decisions



Scottish Government  
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T: [REDACTED]  
E: [REDACTED]

[REDACTED]  
Senior Planning Officer  
The City of Edinburgh Council

Your ref: 15/05580/PPP  
Our ref: NOD-EDB-003  
11 September 2019

Dear [REDACTED]

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF MAJOR  
APPLICATIONS) (HOUSING PROPOSALS WITHIN WEST EDINBURGH)  
DIRECTION 2016  
MIXED USE DEVELOPMENT INC. BUSINESS AND EMPLOYMENT USES (CLASS  
4); HOTELS (CLASS 7) AND ANCILLARY USES INCLUDING RETAIL (CLASS 1),  
FINANCIAL AND PROFESSIONAL SERVICES (CLASS 2), FOOD AND DRINK  
(CLASS 3), RESIDENTIAL (CLASS 9), NON-RESIDENTIAL INSTITUTIONS  
(CLASS 10), ASSEMBLY AND LEISURE (CLASS 11), SUI GENERIS FLATTED  
DEVELOPMENT; ASSOCIATED WORKS INCLUDING CAR PARKING,  
SERVICING, ACCESS AND PUBLIC REALM (AS AMENDED) AT LAND 160  
METRES NORTH OF 2 EASTFIELD ROAD, EDINBURGH**

I refer to your Council's e-mail and enclosures of 12 June 2019 notifying the above application to the Scottish Ministers in line with the Notification Direction dated 23 March 2016.

Having considered the proposal, the Scottish Ministers have decided, in terms of Section 46 of the Town and Country Planning (Scotland) Act 1997 to require the application to be referred to them for determination. Accordingly, a Direction, given in terms of Section 46 is enclosed.

The reason for this Direction is to allow further consideration of transport impacts of the proposed development, in view of the national importance of the West Edinburgh area.

Regulation 35 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires the planning authority to serve notice on the applicant for planning permission of the terms of the Direction, of the reasons for issuing it, that the application has been referred to Scottish Ministers and that the decision of Ministers will be final. In connection with the service of notice, your attention is drawn to section 271 of the 1997 Act. I should be glad if your Council would serve the required notice and let me have a copy. There is also a requirement to include a copy of the decision to call in on the planning register in accordance with Regulation 16 and paragraph 3 (d) of Schedule 2.

In terms of the Town and Country Planning (Appeals) (Scotland) Regulations 2013, the application will be submitted to the Directorate for Planning and Environmental Appeals (DPEA) in Falkirk for an examination by a Reporter. I would be grateful if you would prepare all the application documentation and send it to [REDACTED], Head of Performance and Administration, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR who will make arrangements for processing the case. Information can also be sent electronically via DPEA's ePlanning and Sharepoint sites by contacting the DPEA's office mailbox, [dpea@gov.scot](mailto:dpea@gov.scot) for access and advice on use. Thereafter the appointed Reporter has been asked to submit a report with recommendations to Scottish Ministers for their consideration and determination.

Any queries relating to providing the requested information or the future handling of the case should be directed to DPEA.

Yours sincerely


[REDACTED]  
**CHIEF PLANNER**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (REFERENCE OF APPLICATION) (THE  
CITY OF EDINBURGH COUNCIL) (MIXED USE DEVELOPMENT INC. BUSINESS  
AND EMPLOYMENT USES (CLASS 4); HOTELS (CLASS 7) AND ANCILLARY  
USES INCLUDING RETAIL (CLASS 1), FINANCIAL AND PROFESSIONAL  
SERVICES (CLASS 2), FOOD AND DRINK (CLASS 3), RESIDENTIAL (CLASS 9),  
NON-RESIDENTIAL INSTITUTIONS (CLASS 10), ASSEMBLY AND LEISURE  
(CLASS 11), SUI GENERIS FLATTED DEVELOPMENT; ASSOCIATED WORKS  
INCLUDING CAR PARKING, SERVICING, ACCESS AND PUBLIC REALM (AS  
AMENDED) AT LAND 160 METRES NORTH OF 2 EASTFIELD ROAD,  
EDINBURGH) DIRECTION 2016**

The Scottish Ministers, in exercise of the powers conferred on them by Section 46(1) of the Town and Country Planning (Scotland) Act 1997, and of all other powers enabling them in that behalf, hereby direct that The City of Edinburgh Council refer to them for determination the application for planning permission in principle under the Town and Country Planning (Scotland) Act 1997 received from The IBG Stakeholders for the mixed use development inc. business and employment uses (Class 4);hotels (Class 7) and ancillary uses including retail (Class 1), financial and professional services (Class 2), food and drink (class 3), residential (Class 9), non-residential institutions (Class 10), assembly and leisure (Class 11), sui generis-flatted development, associated works including car parking, servicing, access and public realm (as amended) at Land 160 metres North of 2 Eastfield Road, Edinburgh.

The reason for this Direction is to allow further consideration of transport impacts of the proposed development, in view of the national importance of the West Edinburgh area.

This Direction may be cited as the Town and Country Planning (Reference of Application) (The City of Edinburgh) (mixed use development inc. business and employment uses (Class 4);hotels (Class 7) and ancillary uses including retail (Class 1), financial and professional services (Class 2), food and drink (class 3), residential (Class 9), non-residential institutions (Class 10), assembly and leisure (Class 11), sui generis-flatted development, associated works including car parking, servicing, access and public realm (as amended) at Land 160 metres North of 2 Eastfield Road, Edinburgh) Direction 2016.

  
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