

T: [REDACTED]
E: [REDACTED]

[REDACTED]
Planning Officer – West Area Team
The City of Edinburgh Council

Your ref: 20/00619/FUL
Our ref: NA-EDB-051

13 November 2020

Dear [REDACTED]

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(SCOTLAND) DIRECTION 2009
ERECTION OF MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL FLATS,
PURPOSE-BUILT STUDENT ACCOMMODATION, ASSOCIATED CAR PARKING, CYCLE
PARKING, LANDSCAPING AND INFRASTRUCTURE; CHANGE OF USE OF EXISTING
CAR SHOWROOM TO CLASS 1 AND CLASS 2 USES (AS AMENDED), AT 553-555
GORGIE ROAD, EDINBURGH**

I refer to your letter of 31 August 2020 notifying the above application to Scottish Ministers as The City of Edinburgh Council are minded to grant planning permission for this development against the advice of the Scottish Environment Protection Agency (SEPA).

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 Scottish Ministers have given this Direction in view of the proposed development's potential conflict with national policy on flooding. It is considered that the issues raised would benefit from further scrutiny by Ministers.

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 regulation 48 of

those Regulations which applies section 271 of the 1997 Act. I should be glad if your Council would serve the required notice and let me have a copy.

The application will be forwarded to the Planning and Environmental Appeals Division (DPEA), for an examination by a reporter in terms of the Town and Country Planning (Appeals) (Scotland) Regulations 2013. I would therefore be grateful if you would prepare all the application documentation and send it electronically to dpea@gov.scot. DPEA will then make arrangements for processing the case. Thereafter, the appointed reporter will submit a report, with recommendations, to Scottish Ministers for their consideration and determination.

Any queries relating to the future handling of the case should be directed to DPEA.

Yours sincerely

[Redacted signature]

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(SCOTLAND) DIRECTION 2009
ERECTION OF MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL FLATS,
PURPOSE-BUILT STUDENT ACCOMMODATION, ASSOCIATED CAR PARKING,
CYCLE PARKING, LANDSCAPING AND INFRASTRUCTURE; CHANGE OF USE OF
EXISTING CAR SHOWROOM TO CLASS 1 AND CLASS 2 USES (AS AMENDED), AT
553-555 GORGIE ROAD, EDINBURGH (REF 20/00619/FUL)**

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 full planning permission under the Town and Country Planning (Scotland) Act 1997 received by them from Scott Hobbs Planning on behalf of Kiltane Developments Limited for the erection of mixed-use development comprising residential flats, purpose-built student accommodation, associated car parking, cycle parking, landscaping and infrastructure; change of use of existing car showroom to class 1 and class 2 uses (as amended), at 553-555 Gorgie Road, Edinburgh.

This Direction is given in view of the proposed development's potential conflict with national policy on flooding. It is considered that the issues raised would benefit from further scrutiny by Ministers.

This Direction may be cited as the Town and Country Planning (Reference of Application) (The City of Edinburgh Council) (Erection of mixed-use development comprising residential flats, purpose-built student accommodation, associated car parking, cycle parking, landscaping and infrastructure; change of use of existing car showroom to class 1 and class 2 uses (as amended) at 553-555 Gorgie Road, Edinburgh) Direction 2020.


Assistant Planning Decisions Manager

Scottish Government
Directorate for Local Government and Communities
Planning and Architecture Division
Planning Decisions
Victoria Quay
EDINBURGH
EH6 6QQ

13 November 2020