

David Givan  
Team Manager  
Majors West  
The City of Edinburgh Council  
By email to: [david.givan@edinburgh.gov.uk](mailto:david.givan@edinburgh.gov.uk)

23 March 2016

Dear Mr Givan

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF MAJOR APPLICATIONS)  
(HOUSING PROPOSALS WITHIN WEST EDINBURGH) DIRECTION 2016**

1. The Scottish Ministers draw your attention to the attached Direction. The Direction is given under powers conferred on the Scottish Ministers by Regulation 31 and 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
2. The Direction comes into force on, 24 March 2016. The effect of the Direction is to require notification of applications for major housing development to the Scottish Ministers where the Council is minded to grant planning permission and prohibits the grant of planning permission for a period of 28 days. The 28 period may be extended by means of a further Direction.
3. The Direction is given in view of the national importance of West Edinburgh, which is identified in the National Planning Framework 3 (NPF3) as a significant location for investment, with Edinburgh Airport, the National Showground and the International Business gateway. The NPF3 sets out that development will require continued co-ordination and planning to achieve a successful business-led city extension which fulfils its potential for international investment, new jobs and high quality place.
4. This Direction does not commit Scottish Ministers to calling in any such application, but it does reserve their right to intervene in the processing of the application.

Yours sincerely

*L Murray*  
**LYNDSEY MURRAY**

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**(HOUSING PROPOSALS WITHIN WEST EDINBURGH) DIRECTION 2016**

The Scottish Ministers, give the following Direction in exercise of the powers conferred on them by Regulation 31 and 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and all other powers enabling them to do so.

1. Where The City of Edinburgh Council is minded to grant planning permission for development situated within the area delineated on the map attached to this Direction which is both—

- (a) development within the category of major developments; and
- (b) relates, wholly or in part, to the construction of buildings, structures or other developments for use as residential accommodation,

The City of Edinburgh Council must send to Scottish Ministers the information specified in paragraph 2.

2. The information is—

- (a) a copy of the planning application, accompanying plans and associated documentation (e.g. transport/retail assessment), together with the full address and postcode 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:
  - (i) 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
  - (ii) 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.

3. 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.

4. The City of Edinburgh Council shall not grant planning permission for development referred to in paragraph 1 above 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 the Scottish Ministers of the information in accordance with paragraphs 1 and 2 of this Direction.

5. Scottish Ministers may by further direction under regulation 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 further restrict the grant of planning permission. If no such direction is given, and if no direction under section 46 of the Town and Country Planning (Scotland) Act 1997 requiring the application to be referred to Scottish Ministers instead of being dealt with by The City of Edinburgh Council is given, then, on expiry of the period of 28 days referred to in paragraph 3 above, the Council may proceed to determine the application.

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

7. This Direction may be cited as the Town and Country Planning (Notification of Major Applications) (Housing Proposals within West Edinburgh) Direction 2016.

*L Murray*

**Planning Decisions Manager**

The Scottish Government  
Directorate for Local Government and Communities  
Planning and Architecture Division:  
Planning Decisions  
Victoria Quay  
EDINBURGH, EH6 6QQ  
23 MARCH 2016

**This is the map referred to in the Town and Country Planning (Notification of Major Applications)  
(Housing Proposals within West Edinburgh) Direction 2016**

**Lyndsey Murray**  
**23 March 2016**  
Kirkliston

