

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



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Your ref: 15/04318/PP
Our ref: NOD/EDB/002
25 July 2016

Dear Mr Inverarity

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(THE CITY OF EDINBURGH COUNCIL) (PROPOSED RESIDENTIAL
DEVELOPMENT, LOCAL CENTRE (INCLUDING CLASS 1, CLASS 2 AND CLASS
3 USES) COMMUNITY FACILITIES (INCLUDING PRIMARY SCHOOL AND OPEN
SPACE) GREEN NETWORK, TRANSPORT LINKS, INFRASTRUCTURE,
ANCILLARY DEVELOPMENT AND DEMOLITION OF BUILDINGS) ON LAND
1000 METRES NW SW AND WEST OF HERMISTON JUNCTION M8 GOGAR
STATION ROAD, EDINBURGH DIRECTION 2016**

I refer to your Council's letter and enclosures of 7 June 2016 notifying the above application to Scottish Ministers in line with the Notification Direction dated 15 March 2016.

Having considered the proposal, 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.

Scottish Ministers have given this Direction in view of the potential impact on statutory works undertaken at the adjacent Science and Advice for Scotland Agriculture (SASA) establishment, prematurity in relation to Edinburgh's Second proposed Local Development Plan (LDP) and potential impacts on infrastructure within 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), for an examination by a reporter of all the evidence submitted. The disk containing the application documentation which accompanied your letter has been sent to David Henderson, Head of Performance and Administration, DPEA, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR who will make arrangements for processing the case. The contents of the disk are required by DPEA for uploading on to their web site. Thereafter, the appointed reporter will 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

IAIN McLEOD

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (REFERENCE OF APPLICATION) (THE
CITY OF EDINBURGH COUNCIL) (PROPOSED RESIDENTIAL DEVELOPMENT,
LOCAL CENTRE (INCLUDING CLASS 1, CLASS 2 AND CLASS 3 USES)
COMMUNITY FACILITIES (INCLUDING PRIMARY SCHOOL AND OPEN SPACE)
GREEN NETWORK, TRANSPORT LINKS, INFRASTRUCTURE, ANCILLARY
DEVELOPMENT AND DEMOLITION OF BUILDINGS) ON LAND 1000 METRES
NW SW AND WEST OF HERMISTON JUNCTION M8 GOGAR STATION 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 Holder Planning on behalf of Murray Estates for a proposed residential development, local centre (including class 1, class 2 and class 3 uses), community facilities (including primary school and open space), green network, transport links, infrastructure, ancillary development and demolition of buildings on land 1000 metres NW SW and West of Hermiston Junction M8 Gogar Station Road, Edinburgh.

This Direction is given in view of the potential impact on statutory works undertaken at the adjacent Science and Advice for Scotland Agriculture (SASA) establishment, prematurity in relation to Edinburgh's Second proposed Local Development Plan (LDP), and potential impacts on infrastructure within the West Edinburgh Area.

This Direction may be cited as the Town and Country Planning (Reference of Application) (The City of Edinburgh Council) (Proposed residential development, local centre (including class 1, class 2 and class 3 uses), community facilities (including primary school and open space), green network, transport links, infrastructure, ancillary development and demolition of buildings on land 1000 metres NW SW and West of Hermiston Junction M8 Gogar Station Road, Edinburgh) Direction 2016.

**IAIN McLEOD
Assistant Planning Decisions Manager**

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25 July 2016