

T: [REDACTED]  
E: [REDACTED]

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

Your ref: 20/01351/FUL  
Our ref: NA-EDB-050  
16 November 2020

Dear Madam

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)  
(SCOTLAND) DIRECTION 2009  
DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW RESIDENTIAL BUILDING  
TO FORM RESIDENTIAL APARTMENTS WITH ASSOCIATED CAR PARKING AND  
LANDSCAPING AT 37 CORSTORPHINE ROAD, EDINBURGH**

I refer to your letter of 19 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](mailto: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 faithfully

[Redacted signature]

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)  
(SCOTLAND) DIRECTION 2020  
DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW RESIDENTIAL BUILDING  
TO FORM RESIDENTIAL APARTMENTS WITH ASSOCIATED CAR PARKING AND  
LANDSCAPING AT 37 CORSTORPHINE ROAD, EDINBURGH (20/01351/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 for the demolition of the existing house and erection of a new residential building to form residential apartments with associated car parking and landscaping at 37 Corstorphine Road, Edinburgh (20/01351/FUL).

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) (Demolition of existing house and erection of new residential building to form residential apartments with associated car parking and landscaping at 37 Corstorphine Road, Edinburgh) Direction 2020.

Scottish Government  
Directorate for Local Government and Communities  
Planning and Architecture Division  
Planning Decisions  
Victoria Quay  
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16 November 2020