

CHARTERED SURVEYORS

Montagu Evans LLP
4th Floor Exchange Tower
19 Canning Street
Edinburgh EH3 8EG
Tel: 0131 229 3800
Fax: 0131 229 2588
www.montagu-evans.co.uk

FL/SV9852/PAN

13 August 2014

The City of Edinburgh Council
City Development
Planning G2
Waverley Court
East Market Street
Edinburgh
EH8 8BG
FAO Jo-Anne Jamieson

Dear Madam

**PROPOSAL OF APPLICATION NOTICE – MAJOR DEVELOPMENT
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2008
APPLICATION FOR PLANNING PERMISSION IN RESPECT OF THE DEVELOPMENT OF AN INTEGRATED
HEALTH AND SOCIAL CARE FACILITY, COMPRISING LONG AND SHORT STAY RESIDENTIAL
ACCOMMODATION (CLASS 8 & 10), OPEN SPACE, LANDSCAPING AND NEW ACCESS TOGETHER WITH
VARIOUS WORKS INCLUDING DEMOLITIONS
AT THE ROYAL VICTORIA HOSPITAL SITE, 13 CRAIGLEITH ROAD, EDINBURGH, EH4 2DL**

We act on behalf NHS Lothian.

As part of the Integrated Health and Social Care agenda, discussions have taken place between NHS Lothian (NHSL) and the City of Edinburgh Council (CEC) in relation to strategic planning and capacity requirements of care home provision in Edinburgh.

The Participants (NHSL and CEC) are working with Hubco to assist in developing a short, medium and long term accommodation strategy for older people in the Edinburgh area.

The care element will provide a range of accommodation (residential and non- residential) to meet the health and social care needs of older people.

The submission of this Proposal of Application Notice represents a component part of the Lothian wide strategy, and envisages the redevelopment of the Royal Victoria site to provide an integrated health and social care facility. The remainder of the site, it is proposed, will be marketed as a residential development opportunity.

PROPOSAL OF APPLICATION NOTICE

On behalf of our client, we submit herewith a Proposal of Application Notice in relation to an *"application for planning permission in respect of the development of an integrated health and social care facility, comprising long and short stay residential accommodation (Class 8 & 10), open space, landscaping and new access together with various works including demolitions"* at the Royal Victoria Hospital site, 13 Craigleith Road, Edinburgh, EH4 2DL.

A plan identifying the location of the site is attached for your ease of reference.

The application site extends to in excess of 2ha, and as such is considered a Major Application proposal in the context of the Town & Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

The submission of the proposal application notice follows discussions with the City of Edinburgh Council, including Alison Kirkwood and Andrew Sikes.

We confirm that we have today sent a copy of this notice to Craigleith / Blackhall Community Council. The Inverleith Neighbourhood Partnership have also received notification of the submission of the PAN, as have a number of other stakeholders.

It is the intention that a formal public consultation event, in the form of an exhibition staffed by members of the project team, be held at **The Hazel Hall, St Ninian's Church, 40 Comely Bank, Edinburgh, EH4 1AG.**

In accordance with the Regulations these events will be advertised in the press at least 7 days in advance of the exhibitions. Further details of the proposed development will be publicly available at that time.

We trust that the above and attached is satisfactory. We look forward to receiving formal confirmation of the receipt of the Proposal of Application Notice in early course. Should you require any further information at this stage, please do not hesitate to contact Andrew Munnis or Fraser Littlejohn of this office direct.

Yours faithfully

MONTAGU EVANS LLP

MONTAGU EVANS LLP

Enc

cc Craigleith / Blackhall Community Council
Inverleith Neighbourhood Partnership
Councillor Bagshaw, Councillor Barrie, Councillor Hinds & Councillor Whyte

P2

Proposal of Application Notice

(to be completed in respect of national and major categories of development)

Under the Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) Act 2006

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of one public event and its advertisement in a local newspaper.

1 APPLICANT'S DETAILS

NAME NHS Lothian

ADDRESS Per agent

POSTCODE

TELEPHONE

EMAIL

Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either ☐

2 AGENT'S DETAILS (if applicable)

NAME Montagu Evans LLP

ADDRESS 4th Floor Exchange Tower

19 Canning Street

Edinburgh

POSTCODE EH3 8EG

TELEPHONE 0131 229 3800

EMAIL fraser.littlejohn@montagu-evans.co.uk

Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either ☐

3 ADDRESS OR LOCATION OF PROPOSED DEVELOPMENT

Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed Notice.

Land at the Royal Victoria Hospital

13 Craigleith Road

Edinburgh

EH4 2DL

(Please refer to attached site location plan)

4 Describe in general terms the development to be carried out. Outline its characteristics.

Application for planning permission in respect of the development of an integrated health and social care facility, comprising long and short stay residential accommodation (Class 8 & 10), open space, landscaping and new access together with various works including demolitions.

State Class
(Please tick)

☐ National

☒ Major

5 State which other parties have received a copy of this Proposal of Application Notice.

Community Council(s)
Craighleith / Blackhall

Date Notice served
13 August 2014

Any other parties
Inverleith Neighbourhood Partnership
Councillor Bagshaw, Barrie, Hinds and Whyte

Date Notice served
13 August 2014
13 August 2014

6 Please give details of proposed consultation.

Proposed Public Event	Venue	Date and Time
Public Information Event / Exhibition	- The Hazel Hall, St Ninian's Church, 40 Comely Bank, Edinburgh, EH4 1AG.	Thursday 4 Sept 2014 12pm - 8pm (staffed)

Proposed newspaper advert date
Week commencing 25 August 2014

Where published
The Edinburgh Evening News

Details of any other consultation methods (date,time and with whom)
Erection of site notices advertising the event 7 days prior.

(A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report)



Drawn By	Checked By	Drawn	Checked
ENG	ENG	JUL 14 2014	
NOT FOR CONSTRUCTION			
Project Name	Project No.	Drawn By	Drawn
Royal Victoria Hospital	14-00-5659	ENG	JUL 14 2014
Masterplan	AL(0)101	Checked By	Checked
Scale	1:1000 @A1		
Location	Location plan		
Phase	Phase 1		

