

City Development

Planning

SMC Hugh Martin Architects.
18 Rothesay Place
Edinburgh
EH3 7SQ

Deramore Property Group.
Montgomery House
29 - 33 Montgomery Street
Belfast
BT1 4NX

Application No: 08/03230/FUL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

DECISION NOTICE

APPLICANT: Deramore Property Group.

With reference to your application registered on 5 September 2008 for planning permission for the following development: -

Retail and hotel development, including alterations to 123 Princes Street, substantial demolition of 121 - 122 Princes Street, and demolition of 129 and 131 - 133 Rose St Lane South (as amended) (Scheme:)

At

121, 122, 123 Princes Street
Edinburgh
EH2 4AD

The Council in exercise of its powers under the above Acts and Orders now **GRANTS PLANNING PERMISSION** for the development in accordance with the particulars given in the application. Docketed plans, relative to this permission, are attached if your application was made on paper. If your application was submitted online, drawings 01-10,11a,12b,13c-19c,33a-36a,41a,43-67 as shown on the Planning & Building Standards Portal, represent the approved scheme. Any condition(s) attached to this consent, with the reasons for imposing them, are shown below: -

Conditions:-

1. The development hereby permitted shall be commenced no later than five

Dave Anderson
Director
Waverley Court
4 East Market Street Edinburgh EH8 8BG
Tel 0131 529 3550 Fax 0131 529 6206

years from the date of this consent.

2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work at 121-122 Princes Street, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning & Strategy, having first been agreed by the City Archaeologist.
3. The waste management facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.
4. Secure and undercover parking for 10 cycles (for hotel staff/visitors) and 12 cycles (retail unit staff) to be provided at a suitable location within the building.

c) A 'real time' bus information PC based unit is to be located in the Hotel Foyer, for the use of guests

The design, location and specification of stands to be to the Council's standards; all to the satisfaction of the Director of City Development

5. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
6. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site; Note: samples of the materials may be required.
7. All hotel bedrooms facing Rose Street South Lane shall be fitted with acoustic double glazing to the satisfaction of Head of Planning

Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to retain and/or protect important elements of the existing character and amenity of the site.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
4. In order to safeguard the interests of road safety.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.

6. In order to enable the planning authority to consider this/these matter/s in detail.
7. In order to protect the amenity of the occupiers of the development.

INFORMATIVES

It should be noted that:

1. This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.
2. The applicant should consult with tie (contact Kirsty Wilson - 0131 622 8308) should the timing of their work be likely to coincide with tram construction work. Construction work for the Edinburgh tram is expected to begin from 2007.

This permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

25 May 2009



John Bury
Head of Planning

NOTES

If the applicant is aggrieved by the decision of the Planning Authority to grant permission for the proposed development subject to conditions, the applicant may, within six months from the date of this notice, appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997. The appeal should be addressed to Directorate for Planning & Environmental Appeals, 4 The Courtyard, Callendar Business park, Falkirk ☎ (01324 696 400). A copy of the notice of appeal must at the same time be sent to the Appeals Team, Planning & Strategy, City Development Department, City of Edinburgh Council, Waverley Court (G2), 4 East Market Street, Edinburgh, EH8 8BG.

If planning permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of their interest in the land in accordance with Section 88 of the Town and Country Planning (Scotland) Act 1997, This would be on the basis that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted.

FURTHER INFORMATION

Should you have a specific enquiry regarding this decision please contact Grainne Lennon directly on 0131 529 3543. If you have an enquiry on a procedural matter please contact Isobel Kenmure, Process Officer on 0131 529 3684 or email isobel.kenmure@edinburgh.gov.uk.