

Holder Planning.  
Fao Naomi Cunningham  
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Edinburgh  
EH2 4AN

Ocean Terminal Ltd.  
C/o HolderPlanning  
South Charlotte Street  
Edinburgh  
UK  
EH2 4AN

**Decision date: 27 February 2017**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Erection of Hotel development (Class 7), associated facilities and ancillary works,  
including Boardwalk (As Amended)  
At Car Park 137 Metres Northeast Of 98 Ocean Drive Edinburgh

**Application No: 16/02815/PPP**

**MINDED TO GRANT DECISION NOTICE**

With reference to your application for Planning Permission in Principle registered on 6 June 2016, this has been decided by **Committee Decision**. The Council, in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Minded to Grant - Legal Agreement** in accordance with the particulars given in the application. This means that the Council is minded to grant consent subject to a legal agreement. A formal decision will be issued once this is completed.

The required legal agreement should be concluded within 6 months of the date of this notice. If the agreement is not concluded within this period, the report will be sent back to the sub-committee with a likely recommendation that the application be refused.

The papers will now be sent to the Council Solicitor who will be in touch to arrange the conclusion of the agreement.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

1. Prior to the commencement of works on site, details of the under-noted matters shall be submitted and approved by the Planning Authority, in the form of a detailed layout of that phase of the site and include detailed plans, sections and elevations of the buildings and all other structures.

Kenneth Bowes, Planning officer, Services for Communities, Planning & Building Standards  
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Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG

**Approval of Matters:**

- (a) the gross floor area including the number of bedrooms of the hotel and details of ancillary uses;
- (b) design and external appearance of all features including glazing, materials, urban realm and other structures;
- (c) height, massing and siting including analysis of views through a Townscape and Visual Impact Assessment.
- (d) access, road layouts and alignment, classification of streets, servicing areas, cycle parking and electric charging points.
- (e) waste management and recycling facilities.
- (f) full details of sustainability measures in accordance with Edinburgh Design Guidance;
- (g) footpaths and cycle routes and details of the boardwalk.
- (h) surface water and drainage arrangements.
- (i) site investigation/decontamination arrangements
- (j) hard and soft landscaping details taking cognisance of airport safeguarding requirements and including:
  - (i) walls, fences, gates and any other boundary treatments;
  - (ii) water features;
  - (iii) the location of new trees, shrubs and hedges;
  - (iv) a schedule of plants to comprise species, plant size and proposed number/density;
  - (v) programme of completion and subsequent maintenance;
  - (vi) Existing and proposed services such as cables, pipelines, substations;
  - (vii) Other artefacts and structures such as street furniture, including lighting columns and fittings;
  - (viii) details of phasing of these works.
  - (ix) existing and finished ground levels in relation to Ordnance Datum.

2. That the site layout to be submitted as part of the AMC application required under condition 1 above shall include a Surface Water Management Plan providing details of the location and design of the surface water drainage scheme to be installed within the application site and shall be submitted for the approval of the Planning Authority. For the avoidance of doubt the scheme shall comply with the Scottish Environmental Protection Agency's (SEPA) principles of Sustainable Urban Drainage Systems (SUDS).

3. Prior to the commencement of construction works on site:

- (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.