



29 January 2021

Caroline Slorach
Slorach Wood Architects
The Station Masters Office
Station Road
South Queensferry
EH30 9JP

Dear Sir

Prior Notification 21/00038/PNDEM
Demolition of dwellinghouse
At 74 Windsor Square, Penicuik

I refer to your Prior Notification which was registered on 21 January 2021.

Midlothian Council, as Planning Authority, hereby confirms that no prior approval will be required for the demolition described in the above prior notification. The demolition shall be carried out in accordance with the details submitted with the notification except to the extent detailed below:

1. Unless otherwise agreed in writing by the Planning Authority all demolition material shall be removed from the site within 42 days of the start of the demolition.

This determination relates only to planning legislation. Please also ensure that prior to any demolition you have secured all other necessary consents or licenses that may be required, such as building warrants and licenses for handling any potentially hazardous waste (e.g. asbestos) or invasive species (e.g. Japanese knotweed). Please see the Advisory Notes on the following pages.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DR'.

Duncan Robertson
Lead Officer: Local Developments



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Direct Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/coalauthority

Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

Biodiversity – There is potential for the works to impact on protected species; including bats and/or breeding birds. Please ensure that you have complied with the requirements of all Scottish, UK and European legislation regarding protected species. Advice on protected species can be obtained from NatureScot via the following link <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species/protected-species-z-guide/protected-species-birds>