



Development Management Section  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

F.A.O. Hugh Shepard

08 December 2021

Dear Sirs

**HYBRID PLANNING APPLICATION: EMPLOYMENT DEVELOPMENT (CLASS 4 & CLASS 6) WITH ANCILLARY DRIVE-THRU COFFEE SHOP AND ASSOCIATED WORKS  
LAND AT SHERIFFHALL SOUTH EAST, GILMERTON ROAD / MELVILLE GATE, DALKEITH, MIDLOTHIAN**

On behalf of our clients, Buccleuch Property, we are pleased to submit a Hybrid Planning Application to Midlothian Council for the construction of an Employment development (Class 4 & Class 6) with ancillary Drive-thru Coffee Shop on land at Sheriffhall South East, Gilmerton Road / Melville Gate, Dalkeith, Midlothian. This hybrid application seeks planning permission for:

- i. Full Planning Permission for the erection of Business (Class 4) development and ancillary Drive Thru Coffee Shop, with associated car parking, access, infrastructure, and landscaping proposals; and*
- ii. Planning Permission in Principle for Business (Class 4), Storage & Distribution (Class 6) development with ancillary offices (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval).*

The proposals represent the culmination of an assessment of the applicant's aims and objectives for Sheriffhall South East considering the Site's function and role within Midlothian. The resulting vision seeks to deliver a viable and vibrant Class 4 Business led development based around a bespoke, multi-let business park that will be designed to respond to modern office requirements and accommodate complimentary ancillary uses in the form of small-scale Class 6 uses and a Drive-Thru Coffee Shop.

The Site offers an exciting opportunity to deliver a new active business campus with improved amenities, public realm and upgraded accessibility that will generate additional employment opportunities for the wider community. The vision is to create a sense of place using a design 'toolkit' for the buildings and a landscape framework that will integrate the development with the surrounding Green Belt and landscape infrastructure.





The application submission comprises the following:

Document	Prepared By
Planning Statement	Progress Planning Consultancy
Pre-Application Consultation Report	Progress Planning Consultancy
Economic Impact Assessment	Progress Planning Consultancy
Design & Access Statement	Halliday Fraser Munro
Transport Assessment	Transport Planning
Ecology Report	Ironside Farrar / Black Hill Ecology
Bat Survey (Confidential)	Ironside Farrar / Black Hill Ecology
Badger Survey (Confidential)	Ironside Farrar / Black Hill Ecology
Noise Impact Assessment	Ironside Farrar / ITP Energised
Air Quality Assessment	Ironside Farrar / ITP Energised
Tree Survey	Ironside Farrar / Donald Roger Associates
Arboricultural Impact Assessment & Tree Survey	Ironside Farrar / Donald Roger Associates
Flooding, Drainage & Surface Water Strategy Report	Quattro Consult
Report on Site Investigations	Quattro Consult / Mason Evans
Energy & Carbon Strategy	Rybka
Invasive Species Report	Scotweed

Drawing Title	Reference No.	Prepared By
General / PPIp		
Location Plan (1:1250)	11658-P(00)-001	Halliday Fraser Munro
Parameter Plan 01 – Application Boundaries Plan (1:1250)	11658-P(00)-002	Halliday Fraser Munro
Parameter Plan 02 – PPIp Proposed Land Use Zones Plan (1:1250)	11658-P(00)-003	Halliday Fraser Munro
Parameter Plan 03 – PPIp Proposed Max Building Heights Plan (1:1250)	11658-P(00)-004	Halliday Fraser Munro
Parameter Plan 04 – Site Constraints Plan (1:1250)	11658-P(00)-005	Halliday Fraser Munro
Parameter Plan 05 – Access Plan (1:1250)	11658-P(00)-006	Halliday Fraser Munro
Indicative Masterplan (1:1000)	11658-P(00)-008	Halliday Fraser Munro
Landscape Strategy Framework	64000-L-00-005	Ironside Farrar
Topographical Survey	4536-100-003-0	Quattro Consult
Full Planning (Phase 1)		
Existing Site Layout Plan (1:1000)	11658-P(00)-009	Halliday Fraser Munro
Proposed Site Layout Plan (1:1000)	11658-P(00)-010-P01	Halliday Fraser Munro
Proposed Block Plan (1:500)	11658-P(00)-011	Halliday Fraser Munro





Proposed Site Section (1:500)	11658-P(00)-012	Halliday Fraser Munro
Proposed Elevation Options (1:50)	11658-P(20)-001	Halliday Fraser Munro
Unit 1 Proposed Floor Layout (1:100)	11658-P(20)-101	Halliday Fraser Munro
Unit 1 Proposed Elevations (1:100)	11658-P(20)-102	Halliday Fraser Munro
Unit 1 Proposed Roof Plan (1:100)	11658-P(20)-103	Halliday Fraser Munro
Unit 1 Proposed Section (1:50)	11658-P(20)-104	Halliday Fraser Munro
Unit 2 Proposed Floor Layout (1:100)	11658-P(20)-201	Halliday Fraser Munro
Unit 2 Proposed Elevations (1:100)	11658-P(20)-202	Halliday Fraser Munro
Unit 2 Proposed Roof Plan (1:100)	11658-P(20)-203	Halliday Fraser Munro
Unit 2 Proposed Section (1:50)	11658-P(20)-204	Halliday Fraser Munro
Unit 3 Proposed Floor Layout (1:100)	11658-P(20)-301	Halliday Fraser Munro
Unit 3 Proposed Elevations (1:100)	11658-P(20)-302	Halliday Fraser Munro
Unit 3 Proposed Roof Plan (1:100)	11658-P(20)-303	Halliday Fraser Munro
Unit 3 Proposed Section (1:50)	11658-P(20)-304	Halliday Fraser Munro
Unit 4 Proposed Floor Layout (1:100)	11658-P(20)-401	Halliday Fraser Munro
Unit 4 Proposed Elevations (1:100)	11658-P(20)-402	Halliday Fraser Munro
Unit 4 Proposed Roof Plan (1:100)	11658-P(20)-403	Halliday Fraser Munro
Unit 4 Proposed Section (1:50)	11658-P(20)-404	Halliday Fraser Munro
Unit 5 Proposed Floor Layout (1:100)	11658-P(20)-501	Halliday Fraser Munro
Unit 5 Proposed Elevations (1:100)	11658-P(20)-502	Halliday Fraser Munro
Unit 5 Proposed Roof Plan (1:100)	11658-P(20)-503	Halliday Fraser Munro
Unit 5 Proposed Section (1:50)	11658-P(20)-504	Halliday Fraser Munro
Drive Thru Unit Proposed Floor Layout (1:100)	11658-P(20)-701	Halliday Fraser Munro
Drive Thru Unit Proposed Elevations (1:100)	11658-P(20)-702	Halliday Fraser Munro
Drive Thru Unit Roof Plan (1:100)	11658-P(20)-703	Halliday Fraser Munro
Drive Thru Unit Proposed Section (1:100)	11658-P(20)-704	Halliday Fraser Munro
Landscape General Arrangement Plan	64000-L-00-001	Ironside Farrar
Landscape Planting Plan (1 of 2)	64000-L-00-002	Ironside Farrar
Landscape Planting Plan (2 of 2)	64000-L-00-003	Ironside Farrar
Landscape Planting Schedules and Management & Maintenance Schedules	64000-L-00-004	Ironside Farrar
Proposed External Lighting (Sheet 1 of 2)	SSE-RYB-DR-E-9501	Rybka
Proposed External Lighting (Sheet 2 of 2)	SSE-RYB-DR-E-9502	Rybka
Proposed Site Drainage Layout inc. SUDS	4536-300-001-0	Quattro Consult

The planning application has been submitted to Sunderland City Council via the ePlanning Portal (Ref. **100506119**), with the application fee of £22,050 (calculated using the gross floorspace area for the proposed Full Planning proposals) paid directly by the applicant.

We trust you find this in order and look forward to receiving confirmation that the application has been registered and validated at your earliest opportunity. In the meantime, if you have any queries or required any additional information to support the application, please contact me directly on 07850 655937.

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Yours sincerely

