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**Decision date: 7 November 2019**

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

Further application for renewal of planning permission 15/01617 FUL for temporary construction road at University of Edinburgh Darwin Building Max Born Crescent Edinburgh EH9 3BF.

At University Of Edinburgh Darwin Building Max Born Crescent Edinburgh EH9 3BF

**Application No:** 19/04307/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 10 September 2019, this has been decided by **Local Fast Track Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

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

1. Permission is granted for a limited period of 4 years from the date of this consent. The development hereby approved shall be removed prior to or on the date of expiry of the limited period of consent and any land restored to its previous condition within 3 months of the removal of the development.
2. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

**Reasons:-**

1. Due to the temporary nature of the proposed development.
2. In order to safeguard the interests of archaeological heritage.

**Informatives:-**

It should be noted that:

1. Temporary access and associated works, including temporary waiting and loading restrictions for the construction phase has been discussed with the local area road manager. The applicant should ensure that these agreed prior to commencement of works and that necessary permits are secured. Planning application 15/01668/FUL relates
2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 1, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

There have been no other recent changes that would deem the proposal unacceptable.

There has been no material change in circumstances since the original approval on 19 October 2015 so a renewal of consent should be approved.

The proposal complies with the development plan, and the updated guidance. The issues relating to tree loss, flooding and archaeology are acceptable and there is no loss to residential amenity. There are no other material considerations which outweigh this decision.

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

Should you have a specific enquiry regarding this decision please contact Jennifer Zochowska directly on 0131 529 3793.

*D R Leech*

**Chief Planning Officer  
PLACE  
The City of Edinburgh Council**

## NOTES

1.If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk)

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.