

Proposed Commercial Redevelopment

Grayfield House, 5 Bankhead Avenue, Edinburgh, EH11 4AE

Frequently Asked Questions – Public Consultation

This document is intended to provide answers to questions you may have around our consultation and provide information on how you can get involved.

1. What is the purpose of this consultation?

Hourigan Connolly (Chartered Town Planners) have been instructed by CB Edinburgh Investment LLP to notify neighbouring businesses and interested parties that a planning application for commercial development is currently being prepared for the redevelopment of the land and existing buildings at Grayfield House

Town and Country Planning legislation in Scotland requires all major development proposals to be subject to public consultation before an application is lodged. Following the end of the period of consultation all feedback received will be included in a Public Consultation Statement which will be submitted with the formal planning application to the City of Edinburgh Council.

2. Why are you holding this consultation during the COVID-19 pandemic? Couldn't you postpone it?

Recent temporary legislation enacted by the Scottish Government (The Town and County Planning (Coronavirus) (Scotland) Regulations 2020) has meant that consultation can still take place so that the general public can get involved in development proposals at the pre-planning application stage. These temporary changes in legislation therefore allow applicants the opportunity to continue to work on planning applications and encourage continued economic development, but in a safe way during the COVID-19 pandemic.

3. Why aren't you holding public events and how can I speak to the project team?

Due to the COVID-19 pandemic, we will not be holding face-to-face public consultation events to reduce the risk of spreading the virus. We are instead providing alternative ways for people to get in touch with us and make an informed response to the consultation.

4. When will you be submitting the planning application?

We plan to submit the planning application to the Council towards the end of March 2021.

5. When will you be starting work and how long will the scheme take to build?

Subject to the receipt of full planning permission and Building Warrants our clients hope to start the demolition of the existing buildings during late summer 2021. Our clients will ensure that as much as possible of the demolition waste is recycled to limit the amount of waste sent to landfill.

The building works for the new development is planned to begin at the start of 2022 and we would expect the building works to be complete by the end of 2022.

6. What uses are proposed?

- Class 4(c) (Business – for any industrial process being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot as, dust or grit).
- Class 5 (General Industrial – an industrial process other than one falling within Class 4).
- Class 6 (Storage or Distribution).

7. How many and how big will the units be?

24 units are proposed. They will range from 338 sq. m to 1,957 sq. m in floorspace and they will range in height from 8.5 metres to 10 metres. Full details of each unit are shown in the site layout plan included as part of the consultation.

An example of a recent scheme completed by our clients in Livingston is enclosed as part of the consultation. Our clients are aiming to deliver a class leading commercial development of the highest quality.

8. Will the units be for let or sale?

The units will be for sale or to let and will be attractive to small, medium and large enterprises.

9. How will the development be managed during the construction phase?

A contractor will be appointed to build the scheme. The contractor will be a member of the Considerate Constructors Scheme. See: <https://www.ccscheme.org.uk/ccs-ltd/what-is-the-ccs2/>

10. What other reports will be submitted with the full planning application?

We have held pre-application discussions with the Council, and they have asked us to submit the following documents to support the application:

- Pre-Application Consultation report.
- Planning Statement.
- Design and Access Statement.
- Landscape proposals.
- Sustainability Form S1.
- Transport Information.
- Tree Survey and Arboricultural Impact Assessment.
- Ground investigation information.
- Waste management information.
- Preliminary Ecological Appraisal.
- Ground investigations/Site investigations.
- Flooding risk and drainage information.
- EIA or EIA Screening.
- Archaeology Desktop Report.

11. What are you doing to encourage sustainable travel?

The scheme will be supported by a Travel Plan which will encourage the use of cycling and public transport. Secure cycle parking will be provided, and each unit will have the opportunity to be fitted out for changing and showering for cyclists. Details of nearby public transport will also be provided for all users. Electric car charging points will also be provided throughout the scheme.

12. What about energy efficiency?

The scheme will be designed to be energy efficient and amongst other things include photovoltaic panels to generate energy.

13. How can I get involved?

There are a number of ways to comment on the draft proposals:

By email: feedback@houriganconnolly.com using "Grayfield House" as the email subject line.

On our website: www.houriganconnolly.com/grayfieldhouse

By Post: Grayfield House consultation, c/o Hourigan Connolly, WeWork, 1 St Peters Square, Manchester, M2 3DE

Consultation Period: From 11 December 2020 until 12 March 2021.

Live Question and Answer Session: A live (virtual) Q&A Session will be hosted via Microsoft Teams for 2 hours between 4pm and 6pm on Tuesday 26 January 2021. Those wishing to participate should contact us as feedback@houriganconnolly.com or call us on 0333 939 8057 (ask for Beverley Moss or Marc Hourigan) for joining details. Participants are encouraged to submit questions in advance of the event via email.

Please note: All comments received will be made public in the Public Consultation Statement which will be submitted with the planning application. All personal data will be redacted.