

## Pre-Application Screening Notice

To establish if a proposal falls within the national or major categories of development under which pre-application consultation applies.

Town and Country Planning (Scotland) Act 1997 (Section 35A) The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (Regulation 5)

Please complete & return to [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)

<b>1</b>	<b>APPLICANT'S DETAILS</b>	
	a	Full name <b>Michael Kellett</b>
	b	Postal Address Waverley Court, Level G, 54 East Market Street, Edinburgh
	c	Contact telephone number <b>0131 529 3230</b>
	d	Email address <b>michael.kellett@edinburgh.gov.uk</b>

<b>2</b>	<b>AGENT'S DETAILS</b>	
	a	Full name <b>Lorna Scanlan</b>
	b	Postal Address 382 Great Western Road, Glasgow, G4 9HT
	c	Contact telephone number <b>07544165315</b>
	d	Email address <b>lornascanlan@andersonbellchristie.com</b>

<b>3</b>	<b>ADDRESS OR LOCATION OF PROPOSED DEVELOPMENT</b>
	<p>Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed Notice.</p> <p>2 Moredunvale Bank, Edinburgh EH17 7JZ</p> <p>Forteviot House, Moncrieffe House</p>

<b>4</b>	PLEASE STATE THE AREA OF THE SITE (HECTARES OR M2)
	0.69 ha

<b>5</b>	HAS A SCREENING OPINION OR SCREENING DIRECTION PREVIOUSLY BEEN ISSUED ON THE NEED FOR ENVIRONMENTAL IMPACT ASSESSMENT (EIA) IN RESPECT OF THE DEVELOPMENT?  IF SO, PLEASE PROVIDE FULL DETAILS.
	There was a recommendation for a screening for an EIA from the pre-application advice letter. Advice was 'EIA Screening will be required owing to the site area exceeding 0.5 hectares. '

<b>6</b>	STATE WHETHER THE PROSPECTIVE APPLICANT HAS UNDERTAKEN PRE-APPLICATION CONSULTATION IN RESPECT OF AN EARLIER PROPOSAL FOR THIS SITE.
	We have undertaken a pre-application consultation for this proposal for this site. This has included two pre-app meetings and an advice letter.

<b>7</b>	PLEASE DESCRIBE IN GENERAL TERMS THE DEVELOPMENT TO BE CARRIED OUT INCLUDING ENOUGH DETAIL TO ENABLE THE PLANNING AUTHORITY TO DETERMINE THE CLASS OF DEVELOPMENT - FOR EXAMPLE THE NUMBER OF RESIDENTIAL UNITS; THE FLOOR AREA OF BUILDINGS IN SQUARE METRES; THE CAPACITY OF THE FACILITY; AND THE LENGTH OF INFRASTRUCTURE PROJECTS.
	The project consists of the retrofit of 2 16 storey high-rise blocks in Moredunvale, Edinburgh along with improvements to the immediate surroundings. Block Improvements: Upgrades include a new external envelope, front and rear canopy entrances, and internal refurbishments. Landscape Improvements: Enhancements feature new pedestrian paths, stairs, and ramps for better accessibility; revised parking layout to increase soft landscaping and biodiversity; replacement of generator enclosures and addition of new bin enclosures; rationalisation of railings and street furniture. Existing lighting and CCTV will be retained, with new installations added as needed.

SIGNATURE OF APPLICANT/AGENT	DATE
Lorna Scanlan  <i>I confirm that the information given in this form is true and accurate to the best of my knowledge.</i>	02.06.2025