

The City of Edinburgh Council
Planning Department
Waverley Court
4 East Market Street
Edinburgh
EH8 8DG

02 July 2025

Dear Sir / Madam,

REQUEST FOR SCREENING OPINION UNDER REGULATION 8 (1) OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017

DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT OF PURPOSE-BUILT STUDENT ACCOMMODATION WITH LANDSCAPING, INFRASTRUCTURE, ACCESS, AND ASSOCIATED WORKS AT 36 RUSSELL ROAD, EDINBURGH, EH11 2LP.

EIA SCREENING

Montagu Evans LLP act on behalf of Russell Road Edinburgh Ltd and write with reference to the above proposed development. On behalf of our client, we submit this letter as a formal request for a Screening Opinion under Regulation 8 (1) of the Town and Country Planning (Environmental Impact Assessment) (EIA) (Scotland) Regulations 2017 ('the EIA Regulations'), in order to determine the Council's views as to whether the proposed development constitutes EIA development.

A site location plan accompanies this request.

Briefly stated, it is not considered that the proposed development falls within the descriptions of development in Schedule 1 of the EIA Regulations but may be considered in relation to the types of development listed in Schedule 2. However, it is submitted that when assessed the criteria in Schedule 3 the proposed development at the site will not result in any significant environmental effects and that an EIA is not therefore required. It is however acknowledged that there will be a requirement for any application for planning permission to be accompanied by environmental information. The information to be provided in support of the application will be discussed and agreed with the Council in advance of any submission as part of the pre-application engagement.

PROPOSED DEVELOPMENT

The proposal is for the "*Demolition of existing buildings and development of purpose-built student accommodation with landscaping, infrastructure, access, and associated works*".

The site is clearly identified on the enclosed location plan.

EIA REGULATIONS

The EIA Regulations require that before consent is granted for certain types of development, an EIA must be undertaken.

The EIA Regulations set out the type of development that must always be subject to an EIA (Schedule 1), as well as types of development that may require to be subject to an EIA, depending on the sensitivity of the proposed location of the development and the consideration of the type of development proposed against set criteria (Schedule 2).

The proposed development does not meet any of the categories of development listed under Schedule 1 and is not therefore considered to be Schedule 1 development.

Development of the type listed in Schedule 2 of the EIA Regulations require an EIA to be undertaken if the development is likely to have a significant effect on the environment, by virtue of factors such as the size, nature or location of the proposal. Schedule 2 development is development of a type listed which:

- Is located wholly, or in part, in a “sensitive area” as defined in Regulation 2 (1); or
- Meets one of the relevant criteria or exceeds one of the relevant thresholds listed

The site is not located in a “sensitive area” as defined by the Regulations. The development proposed in this request meets the description of an “urban development project” (10 (b)) of Schedule 2 but does not exceed the 0.5-hectare threshold.

REQUEST FOR SCREENING OPINION

We have considered the potential environmental effects that may arise as a result of the proposed development and do not consider that the nature of the proposals has the potential to result in any significant adverse environmental effects. As such, we do not consider that the proposed development requires an EIA. As noted above any forthcoming application for planning permission will be accompanied by a suite of supporting information, including in relation to environmental impacts. Taking each point in turn from Regulation 8 of the EIA Regulations, we would comment as follows:

REGULATION 8 REQUIREMENTS	COMMENT
<p>(a) A description of the location of the development, including a plan sufficient to identify the land.</p>	<p>The land to which this request relates is located at 36 Russell Road, Edinburgh, EH11 2LP.</p> <p>The site is currently occupied by poor-quality single storey buildings.</p> <p>The site itself comprises of approx. 0.23 hectares and is occupied by the existing buildings with associated hardstanding and car parking. In terms of the ELDP (which forms the relevant Development Plan), the site lies within the 'Urban Area'. The building is not listed and not within a designated Conservation Area.</p>

	A location plan accompanies this request, with the application site indicated within a red boundary line.
<p>(b) A description of the proposed development, including in particular –</p> <p>(i) a description of the physical characters of the proposed development and, where relevant, of demolition works;</p> <p>(ii) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.</p>	<p>The proposed development is for Purpose Built Student Accommodation with associated works including demolition of the existing poor-quality buildings and landscaping. The proposed new development will respect the surrounding area.</p> <p>The site is not located in proximity to any sensitive land uses.</p>
<p>(c) A description of the aspects of the environment likely to be significantly affected by the proposed development.</p>	It is not considered that there are aspects of the environment likely to be significantly affected by the proposed development.
<p>(d) A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –</p> <p>(i) the expected residue and emissions and the production of waste, where relevant;</p> <p>(ii) the use of natural resources, in particular soil, land, water and biodiversity</p>	<p>Waste will be produced during the construction and operational phases of the development. Plans for the management and recycling of this waste will be discussed with City of Edinburgh Council in due course.</p> <p>The proposed works will have a limited impact on natural resources. As part of the process detailed consideration is being given to emissions, landscape setting, natural resources, water and biodiversity.</p>

CONSIDERATIONS OF ENVIRONMENTAL EFFECTS

Briefly stated, it is not considered that there are aspects of the environment likely to be significantly affected by the proposed development, and therefore an EIA is not required.

A number of supporting documents will be prepared and submitted as part of the planning application to this effect. It is anticipated that this will include the following information:

- Design & Access Statement
- Supporting Drawing Pack
- Pre-Application Consultation Report
- Planning Statement
- Daylight and Sunlight Assessment

- Transport Statement
- Drainage Strategy and Surface Water Management Plan
- Phase 1 Geoenvironmental Desk Study
- Sustainability Statement including Embodied Carbon Assessment and S1 Form
- Student Need and Demand Assessment
- Archaeological Desk Based Assessment
- Preliminary Ecological Appraisal and Biodiversity Enhancement Statement
- Townscape and Visual Impact Analysis
- Noise Impact Assessment

In relation to the potential for environmental effects, we would comment as follows:

Landscape and Visual Amenity

The development is not considered to significantly affect landscape and visual amenity. The development site is located within a mixed-use urban area, and so the proposed development is considered to be largely in keeping with the surrounding urban context. This impact of the proposals on landscape and visual amenity will be considered within a Landscape and Visual Appraisal and the Design and Access Statement which will be prepared in support of the proposals.

Air Quality

It is anticipated that the proposed development will have a negligible impact on air quality. There will be a small increase in local emissions during the construction period, however any impacts during construction are temporary and will be mitigated through industry standard best practice and regulations.

Water

The impact of the proposals on the water environment will be considered in detail through the supporting drainage strategy and a surface water management will be prepared in support of this application. It is not anticipated that the proposal will impact on water quality or on flooding and drainage.

Land

A Phase 1 Geoenvironmental Desk Study will accompany the application submission to investigate the ground conditions and assess for soil contamination, it is anticipated that any impacts on land will be positive as a result of potential remedial works.

Traffic and Transport

A Transport Statement will accompany the application submission. The site is located in a sustainable location and is well served by public transport including numerous bus, tram and rail services within Edinburgh, in addition the site has good access to the local roads network.

The Transport Statement will set out the people trip generation expected from the development including the measures that will be put in place to ensure that the site is integrated into the existing transport network. The proposal is for a car

free student accommodation development, and it is considered that the associated environmental impacts of increased development traffic would be negligible.

Noise

It is not considered that the proposed development will have any adverse impact on residential amenity including on existing local residents. A Noise Impact Assessment will form part of the application.

Cultural Heritage

The site lies outwith any conservation area and there are no listed buildings within the site boundary. It is not anticipated that the proposals will adversely impact on cultural heritage. A desk based Archaeological Assessment will be prepared and submitted with the planning application.

Ecology and Biodiversity

It is not considered that the proposed development will have any adverse impact on ecology or biodiversity. A Preliminary Ecological Appraisal will be submitted alongside this application as well as an assessment to consider biodiversity net gain to ensure the proposed development will not adversely impact habitats. It is our view that the proposal will have no significant negative effects on ecology and biodiversity.

Population Human Health

Appropriate site security and health and safety protocols will be undertaken during construction and operation creating a low risk to human health. The proposed development will improve the safety on site and support economic growth which is likely to have positive impacts on population and human health.

Climate Change

Sustainability measures will be addressed in the accompanying Design and Access Statement and Sustainability Statement. The proposed development will be designed to minimise greenhouse gas emissions and respond to the climate crisis.

Construction Effects

Construction effects will be appropriately managed through construction good practice measures.

POTENTIAL EFFECTS

Given the available information it is not considered that the proposed development will give rise to significant adverse environmental effects. There are a number of important environmental considerations to be assessed. However, it is submitted that supporting information to address any environmental considerations will be prepared and submitted as part of the planning application.

SCREENING AND THE NEED FOR AN EIA

This is a formal request for a Screening Opinion under Section 8 (1) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to determine the Council's view as to whether the proposed development constitutes EIA development.

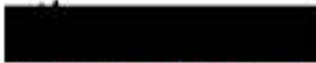
It is not considered that the proposed development falls within the descriptions of development in Schedule 1 of the EIA Regulations but may be considered in relation to the types of development listed in Schedule 2. However, it is submitted that when assessed against the criteria in Schedule 3 the proposed development at the site will not result in any significant environmental effects and that an EIA is not therefore required. It is acknowledged that there will be a requirement for any emerging application for planning permission to be accompanied by environmental information.

We would consider that an EIA is not required in this case, although we acknowledge that supporting information will be required to accompany the forthcoming planning application to address environmental considerations. We consider that any likely environmental effects as a result of the proposed development can be suitably addressed through the preparation of supporting documentation or via the implementation of planning conditions.

We trust that the above and attached is satisfactory and look forward to receiving the Council's response within the requisite 21 day period, as set out in the Regulations.

Should you require any further information at this stage, please do not hesitate to contact Craig Wallace (craig.wallace@montagu-evans.co.uk / 07739 590 859), Lisa Proudfoot (lisa.proudfoot@montagu-evans.co.uk / 07342 054 133 or Katherine Innes (katherine.innes@montagu-evans.co.uk / 07305 500 340) of this office direct.

Yours faithfully,



MONTAGU EVANS LLP

On Behalf of Russell Road Edinburgh Ltd