

Proposal of Application Notice

To be completed in respect of national and major categories of development. Under the Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) Act 2006.

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please complete & return to planning@edinburgh.gov.uk

1	APPLICANT	
	a	Full name EIP Jupiter Sarl
	b	Postal address c/o Agent
	c	Contact telephone number c/o Agent
	d	Email address c/o Agent

2	AGENT	
	a	Full name Colin Smith
	b	Postal address CBRE, 7 Castle Street, Edinburgh, EH2 3AH
	c	Contact telephone number +44 (0)7350 426899
	d	Email address colin.j.smith@cbre.com

3	ADDRESS OF DEVELOPMENT 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.
	Argyle House, 3 Lady Lawson St, Edinburgh EH3 9DS

4	DECLARATION	
	<p><i>Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either</i></p>	<input type="checkbox"/>

5	DESCRIPTION		
	Describe in general terms the development to be carried out. Outline its characteristics.		
	Demolition of existing building and redevelopment of site for mixed-use development comprising residential, hotel, and office use with ancillary commercial spaces, associated open space, car parking, landscaping, and ancillary works.		
	<p><i>What type of planning permission will this PAN relate to?</i></p>	<p><i>Full Planning Permission</i></p>	<input checked="" type="radio"/>
		<p><i>Planning Permission in Principle</i></p>	<input type="radio"/>
<p><i>Approval of Matters specified in Condition</i></p>		<input type="radio"/>	
<p><i>State the class the planning permission will be.</i></p>	<p><i>Major</i></p>	<input checked="" type="radio"/>	
	<p><i>National</i></p>	<input type="radio"/>	

6	State which other parties have received a copy of this Proposal of Application Notice.	
	Community Council(s)	Date Notice Served
	Tollcross Community Council, Old Town Community Council	07 November 2025
	Ward Councillors	Date Notice Served
	Councillor Margaret Arma Graham, Councillor Finlay McFarlane, Councillor Claire Miller, Councillor Joanna Mowat, Angus Robertson MSP, Chris Murray MP	07 November 2025
	Any other parties	Date Notice Served
	Cockburn Association, Edinburgh Old Town Association, and Edinburgh World Heritage	07 November 2025

7**Please give details of proposed consultation***Proposed public events (minimum two) - Date & times, venue details*

Event 1: 2nd December, 2pm to 7pm at The Lookout, Edinburgh Futures Institute, 1 Lauriston Place, Edinburgh EH3 9EF

Event 2: 28th January, 2pm to 7pm at The Lookout, Edinburgh Futures Institute, 1 Lauriston Place, Edinburgh EH3 9EF

Proposed newspaper advert dates (required for both first & last events) & where published

Public notice will be published 7 days ahead of both consultation events in the Edinburgh Evening News

Details of any other consultation methods

Information leaflets will be distributed around the locality a week in advance of each event. A dedicated email address - argylehouseconsultation@cbre.com - is also available for interested parties to provide comments or obtain further information.

SIGNATURE OF APPLICANT/AGENT	DATE
	07 November 2025

A planning application for this development cannot be submitted less than 12 weeks (or more than 18 months) from the date the Proposal of Application Notice is received (and without the statutory requirements having been undertaken). The application must be accompanied by the Pre-Application Consultation report.