

## 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](mailto:planning@edinburgh.gov.uk)

<b>1</b>	<b>APPLICANT</b>	
	a	Full name The Social Hub and Buccleuch Property and Cruden Group
	b	Postal address c/o Agent
	c	Contact telephone number c/o Agent
	d	Email address c/o Agent

<b>2</b>	<b>AGENT</b>	
	a	Full name Montagu Evans LLP
	b	Postal address Exchange Tower, 19 Canning Street, Edinburgh, EH3 8EG
	c	Contact telephone number 07739 590 859 / 07385 500 340
	d	Email address craig.wallace@montagu-evans.co.uk / katherine.innes@montagu-evans.co.uk

<b>3</b>	<b>ADDRESS OF DEVELOPMENT</b> 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.
	Please refer to accompanying Location Plan. Plot E2 within the Fountainbridge Masterplan.

<b>4</b>	<b>DECLARATION</b>	
	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	<input type="checkbox"/>

<b>5</b>	<b>DESCRIPTION</b>		
	<b>Describe in general terms the development to be carried out. Outline its characteristics.</b>		
	Development of a Sui Generis hotel use encompassing short and extended stay hotel accommodation, student accommodation, co-working facilities, meeting and events space, communal kitchen and clubhouse, gym, restaurant and café, and rooftop bar, with associated access and servicing.		
	What type of planning permission will this PAN relate to?	<i>Full Planning Permission</i>	<input checked="" type="radio"/>
<i>Planning Permission in Principle</i>		<input type="radio"/>	
<i>Approval of Matters specified in Condition</i>		<input type="radio"/>	
State the class the planning permission will be.	<i>Major</i>	<input checked="" type="radio"/>	
	<i>National</i>	<input type="radio"/>	

<b>6</b>	<b>State which other parties have received a copy of this Proposal of Application Notice.</b>	
	Community Council(s)	Date Notice Served
	Tollcross Community Council Merchiston Community Council	14/11/25
	Ward Councillors	Date Notice Served
	Ward 9: Cllrs Christopher Cowdy, David Key, Kevin McKay. Ward 10: Cllrs Marie Clair Munro, Ben Parker, Neil Ross, Mandy Watt. Ward 11: Cllrs Margaret Graham, Finlay McFarlane, Claire Miller, Joanna Mowat.	14/11/25
	Any other parties	Date Notice Served
MSP Angus Robertson MP Dr Scott Arthur	14/11/25	

7	<b>Please give details of proposed consultation</b>
	<i>Proposed public events (minimum two) - Date &amp; times, venue details</i>
	Consultation Event 1: 8th Dec 2025 between 15:00 - 19:00 at Printmakers, Castle Mills, 1 Dundee Street, Edinburgh, EH3 9FP
	Consultation Event 2: 26th Jan 2026 between 15:00 - 19:00 at Printmakers, Castle Mills, 1 Dundee Street, Edinburgh, EH3 9FP
	<i>Proposed newspaper advert dates (required for both first &amp; last events) &amp; where published</i>
	Consultation Event 1: Edinburgh Evening News, 28th Nov 2025 Consultation Event 2: Edinburgh Evening News, 16th Jan 2026
	<i>Details of any other consultation methods</i>

SIGNATURE OF APPLICANT/AGENT	DATE
Montagu Evans	21/11/25

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.