

Planning Team
City of Edinburgh Council
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

7246 / 3.01 / HE

16th December 2025

Dear Sirs,

**EIA SCREENING OPINION REQUEST
WESTERN HARBOUR, NEWHAVEN**

We write to request the planning authority to provide an EIA screening opinion for a proposed housing development on the land bounded by Western Harbour Way, Western Harbour Terrace and Western Harbour Drive. A site location plan showing the site boundary is enclosed. A Proposal of Application Notice (PAN) has also been issued in relation to this site on 15.12.2025.

The rectangular site is approximately 1.5 hectares in area. It comprises of relatively level reclaimed land which is situated in Western Harbour, adjacent to the Firth of Forth. The site is currently undeveloped and covered with grass, with a small number of shrubs along the north edge. The grass has been maintained and kept short. Large, flatted developments are situated to the east and west of the site and a new public park is proposed to the south of the site.

The proposed development will consist of approximately 212 units including the following mix of accommodation:

- 1, 2 and 3 bedroom flats
- 2 and 3 bedroom colony flats
- 4/5 bedroom townhouses
- External amenity space and green space
- Bicycle storage
- Refuse storage
- Car Parking

The development proposal aligns with the City Plan 2030 Western Harbour proposals for housing-led mixed-use development. It is not expected to have a significant environmental impact on the site and surrounding area. The existing site has been maintained while vacant and has not become a significant natural habitat.

Please let us know if you require any further information to assist with providing a formal opinion.

Yours faithfully,



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Glasgow
and/or
Manchester

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Enc.
7246-JMA-ZZ-00-DR-A-PL-0001-P01 Site Location Plan

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