

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

27 January 2026

Dear Sir / Madam,

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

*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.*

**Site 60 Metres South Of 199, Fountainbridge, Tollcross, Edinburgh.**

**EIA SCREENING**

Montagu Evans LLP act on behalf of The Social Hub, Buccleuch Property, and Cruden Group 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.

In summary, 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 *“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.”*

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

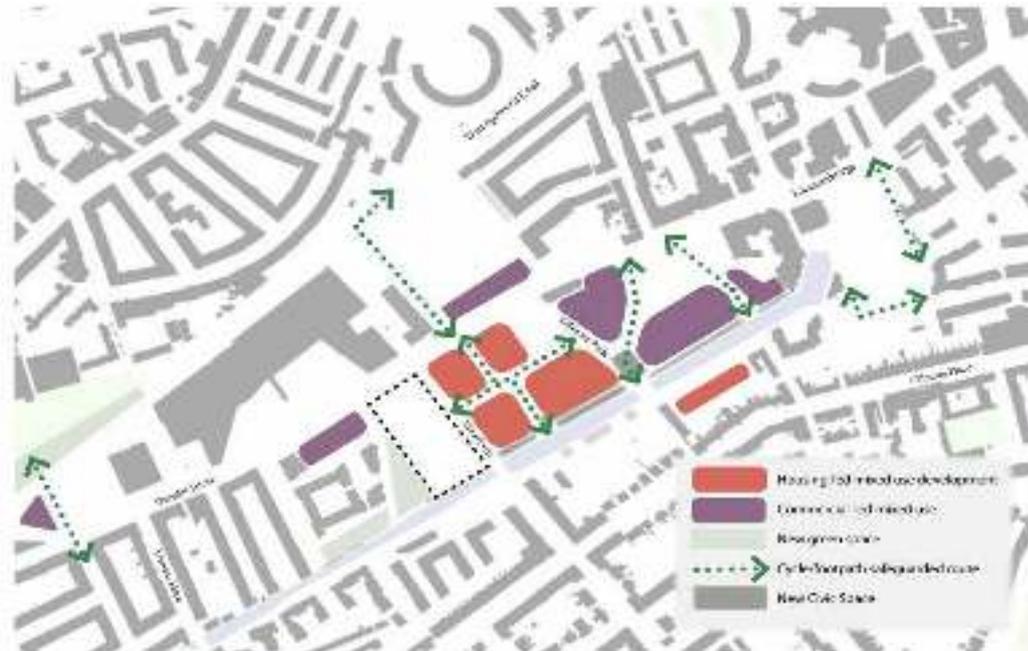
The site is not located in a “sensitive area” as defined by the Regulations. The development proposed in this request meets the description of an “urban development project” (10 (b)) of Schedule 2 but does not exceed the 0.5-hectare threshold.

The application site (known as Plot E2) forms part of a wider masterplanned area (see Figure 1.1), originally granted Planning Permission in Principle (PPP) in June 2016 (Ref: 14/02814/PPP) and renewed in May 2021 (Ref: 19/03097/PPP). It is currently designated under the Edinburgh Local Development Plan (ELDP) (City Plan 2030) as Policy Place 2 Fountainbridge (see Figure 1.2). With PPP consent 19/03097/PPP now lapsed, the proposed development will proceed as a standalone major planning application, informed by the Policy Place 2 vision and the surrounding masterplan consents that are being delivered.

FIGURE 1.1 – 19/03097/PPP SITE BOUNDARY



FIGURE 1.2 - PLACE 2 FOUNTAINBRIDGE MAP



The site sits within an area with a substantial planning history, including the wider 'Fountainbridge South' area (see Figure 1.3), formerly occupied by the Scottish and Newcastle Brewery. A Development Brief for this wider site was approved in November 2004. In September 2011, PPP (Ref: 10/02955/PPP) was granted for mixed-use redevelopment of the area shown in Figure 1.3. This was considered EIA development, and an Environmental Statement (ES) accompanied the application.

FIGURE 1.3 – FOUNTAINBRIDGE SOUTH (10/02955/PPP) AND EIA SITE BOUNDARY



The applications subsequent to 10/02955/PPP have been assessed in the context of the original ES findings, however in each case the requirement for an Environmental Impact Assessment was screened out.

### 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><b>(a) A description of the location of the development, including a plan sufficient to identify the land.</b></p>	<p>The land to which this request relates is located 60 Metres South Of 199, Fountainbridge, Tollcross, Edinburgh.</p> <p>The site is known as Plot E2 within the wider Fountainbridge masterplan (Ref: 19/03097/PPP).</p> <p>The site is a cleared former industrial site which is currently being used for construction laydown for neighbouring development. There are no buildings present on the site.</p> <p>The site itself comprises of approx. 0.37hectares. In terms of the ELDP (which forms the relevant Development Plan), the site lies within the defined city centre and is part of the Fountainbridge City Centre Proposal / Policy Place 2 Fountainbridge. There are no other designations covering the site.</p> <p>A location plan accompanies this request, with the application site indicated within a red boundary line.</p>
<p><b>(b) A description of the proposed development, including in particular –</b></p> <p><b>(i) a description of the physical characters of the proposed development and, where relevant, of demolition works;</b></p> <p><b>(ii) a description of the location of the proposed development, with particular</b></p>	<p>The proposed development is for 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.</p> <p>The proposed new development is in the vicinity of the Scheduled Monument (Union Canal – Fountainbridge to</p>

<p><b>regard to the environmental sensitivity of geographical areas likely to be affected.</b></p>	<p>River Almond) as well as several listed buildings. The proposed development will respect the surrounding area.</p> <p>The site is not located in proximity to any sensitive land uses.</p>
<p><b>(c) A description of the aspects of the environment likely to be significantly affected by the proposed development.</b></p>	<p>It is not considered that there are aspects of the environment likely to be significantly affected by the proposed development.</p>
<p><b>(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 –</b></p> <p><b>(i) the expected residue and emissions and the production of waste, where relevant;</b></p> <p><b>(ii) the use of natural resources, in particular soil, land, water and biodiversity</b></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>

## CONSIDERATION OF ENVIRONMENTAL EFFECTS

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
- Planning Statement
- Heritage and Townscape Statement
- Daylight and Sunlight Assessment
- Noise Impact Assessment
- Transport Statement
- Drainage Strategy and Surface Water Management Plan
- Phase 1 Desktop Site Investigation
- Sustainability Statement including S1 Form

- Preliminary Ecological Appraisal including Biodiversity Enhancement Plan
- Economic and Social Impact Statement
- Archaeological Desk Based Report
- Need and Demand 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. The visual impact of the proposals on the surrounding area will be considered within the Design and Access Statement and the Heritage and Townscape Statement accompanying the application.

#### 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

Ground conditions were considered in depth as part of 10/02955/PPP ES. An updated Site Investigation 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.

The Transport Statement will set out the approach to transportation relative to the proposed operation of the facility including the measures that will be put in place to ensure that the site is integrated into the existing transport network and appropriate servicing access is provided. The proposal will incorporate proportionate cycle parking for residents, visitors, and staff. It is proposed the development will be car free. It is considered any associated environmental impacts from a traffic and transport perspective would be negligible.

#### Amenity

It is not considered that the proposed development will have any adverse impact on residential amenity including on existing local residents. This includes the potential for environmental effects associated with noise, air quality and daylight and sunlight.

A Daylight and Sunlight Assessment and Noise Impact Assessment will be prepared and submitted with the planning application.

### Cultural Heritage

The site is not within a Conservation Area or Edinburgh World Heritage Site. Heritage assets are however near the site, including the Union Canal Scheduled Monument and Category A Listed buildings at 158-164 Fountainbridge and 90-92 Grove Street.

In line with relevant legislation, policy, and guidance, the planning application will demonstrate that the proposals have been developed to positively respond to the significance of nearby heritage assets wherever possible. Where potential adverse impacts have been identified, it will be shown that these have been addressed and mitigated through the design development process.

The proposals are not likely to give rise to significant adverse impacts on heritage assets.

A Heritage and Townscape Statement 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 the planning application as well as an assessment to consider biodiversity enhancement. 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, and to be prepared and submitted as part of the planning application, will provide sufficient detail and comfort on the proposed topics.

## **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) or Katherine Innes (katherine.innes@montagu-evans.co.uk / 07385 500 340) of this office direct.

Yours faithfully,



**MONTAGU EVANS LLP**

On behalf of The Social Hub, Buccleuch Property and Cruden Group