

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

6991 / 3.01 / AC

06th February 2026

Dear Sirs,

**EIA SCREENING OPINION REQUEST
NEWCRAIGHALL, MUSSELBURGH
23/01743/FUL**

We write to request the planning authority to provide an EIA screening opinion for a proposed housing development on the land 70 meters east of 14, Glennie Road, Newcraighall, Musselburgh. A site location plan showing the site boundary is enclosed.

The site is approximately 0.3 hectares in area. The site is currently undeveloped and covered with grass and shrubs forming part of the larger development at Newcraighall ref; 23/01743/FUL. An old railway embankment sits to the North of the site and the proposed roadway for the main development to the South.

The proposed development will consist of approximately 15 units & 2 commercial units including the following mix of accommodation:

- 1-, 2-and 3-bedroom flats
- External amenity space and green space
- Bicycle storage
- Refuse storage
- Car parking

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

Yours faithfully,



Adam Cunningham
Senior Architectural Technologist
for **jm**architects

Enc. NEW-JMA-ZZ-00-DR-A-00-0001_P02 Site Location Plan