

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100570752-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|---------------------------------|--|----------------|
| Company/Organisation: | Gray Planning & Development Ltd | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Neil | Building Name: | AYE House |
| Last Name: * | Gray | Building Number: | |
| Telephone Number: * | 07514278498 | Address 1 (Street): * | Admiralty Park |
| Extension Number: | | Address 2: | Rosyth |
| Mobile Number: | | Town/City: * | Dunfermline |
| Fax Number: | | Country: * | UK |
| | | Postcode: * | KY11 2YW |
| Email Address: * | neil@grayplanning.co.uk | | |

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|--|--|--|
| Title: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text"/> | Building Number: | <input type="text" value="1"/> |
| Last Name: * | <input type="text"/> | Address 1 (Street): * | <input type="text" value="Commercial Street"/> |
| Company/Organisation | <input type="text" value="Metro Inns Ltd"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Edinburgh"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="United Kingdom"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="EH6 6JA"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="neil@grayplanning.co.uk"/> | | |

Site Address Details

| | |
|---|--|
| Planning Authority: | <input type="text" value="City of Edinburgh Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="1 COMMERCIAL STREET"/> |
| Address 2: | <input type="text" value="NORTH LEITH"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="EDINBURGH"/> |
| Post Code: | <input type="text" value="EH6 6JA"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="676543"/> | Easting | <input type="text" value="327029"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

NEW DECKING AREA FOR EXTERNAL TABLES AND CHAIRS INCLUDING STEEL CLADDING, PORTABLE OAK BARREL PLANTERS WITH TOUGHENED GLASS SOUND DIFFUSERS, 2 PARASOLS WITH 4M COVER AND BRASS LIGHTING
(PLANNING REF: 22/02836/FUL)

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to attached Grounds for Review Statement for reasons

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please refer to attached List of appeal documents

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/02836/FUL

What date was the application submitted to the planning authority? *

24/05/2022

What date was the decision issued by the planning authority? *

24/10/2022

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

visual inspection of the appeal site is necessary to confirm that the appeal proposal will not have a detrimental impact on the character and appearance of the Conservation Area. Visual inspection will confirm the position and context for neighbouring residents where it is alleged the proposal would have a detrimental impact on their amenity

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Neil Gray

Declaration Date: 17/12/2022

To: Murray Couston
From: Claire Devlin, Environmental Protection

Date: 11 July 2022

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

22/02836/FUL | New decking area for external tables and chairs including steel cladding, portable oak barrel planters with toughened glass sound diffusers, 2 parasols with 4m cover and brass lighting. | 1 Commercial Street Edinburgh EH6 6JA

Environmental Protection has no objections to the proposed development.

The application proposes a new decking area for external tables and chairs including a parasol for external dining associated with an existing restaurant and bar. The agent for the application has confirmed that there are no residential properties immediately overlooking the application site from Commercial Wharf. The application premises already has an existing, smaller seating area for restaurant guests to use adjacent to the Water of Leith on Commercial Wharf and this has been in use by diners since 1995.

Environmental Protection has no complaints of noise on record for the duration of use of the dining and drinking area.

The nearest residential properties with a line of sight to the external dining area are situated around 70 metres away across the Water of Leith at the Shore so there is a low level of likelihood that noise will impact upon the amenity of those properties.

The application proposes to increase the size of the dining and drinking area although in terms of noise production, the increase is unlikely to significantly generate more noise from that which can already occur. Therefore, Environmental Protection is of the opinion that existing arrangements could continue to be utilised by the proprietor (active monitoring by restaurant staff/owner and the premises' licensing obligations) to ensure that the new larger outdoor area does not cause noise to impact upon residential amenity.

Based on there being an existing external dining and drinking area associated with an existing restaurant and that the increase in the area appears modest, Environmental Protection do not object to the application.

Should you wish to discuss the above please contact me on 0131 469 5685.

METRO INNS LTD

GROUNDS FOR REVIEW OF A PLANNING DECISION

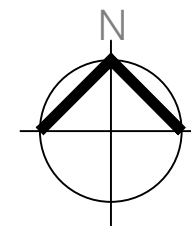
1 COMMERCIAL STREET, EDINBURGH EH6 6JA

**NEW DECKING AREA FOR EXTERNAL TABLES AND
CHAIRS INCLUDING STEEL CLADDING, PORTABLE OAK
BARREL PLANTERS WITH TOUGHENED GLASS SOUND
DIFFUSERS, 2 PARASOLS WITH 4M COVER
AND BRASS LIGHTING
(PLANNING REF: 22/02836/FUL)**

Online E-planning ref: 100570752-002

December 2022
Our Ref: 2020_02

W: www.grayplanning.co.uk

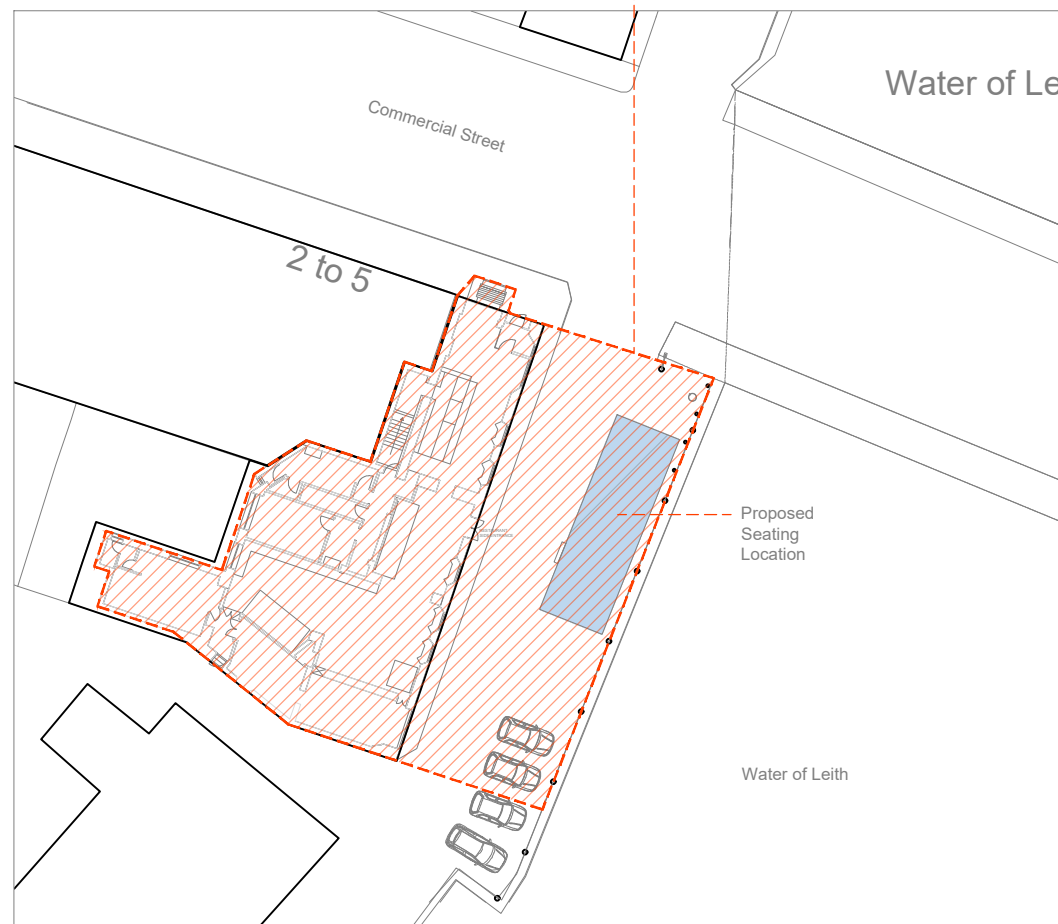


Application Site Boundary - - - - -



1 LOCATION PLAN AS EXISTING
1:1250 @ A3

Application Site Boundary - - - - -



2 SITE PLAN AS PROPOSED
1:500 @ A3

| <p>NOTE This drawing is the copyright of G1 Architects and the contents shall not be reproduced or used for any other purpose without their written permission. Do not use scaled dimensions from this drawing. All dimensions are to be verified and checked on site by the main contractor before the commencement of any work whatsoever, either on his behalf or for subcontractors or suppliers. Shop drawings to be presented to the architect for approval prior to fabrication. All discrepancies are to be reported to the architect immediately. Drawing to be read in conjunction with all other architects, engineers and specialists drawings + specifications If in doubt ASK</p> | | | | | | | | |
|---|-------------|------|----|-------------|------|--|--|--|
| <p>Revision Notes:</p> <table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | No | Description | Date | | | |
| No | Description | Date | | | | | | |
| | | | | | | | | |

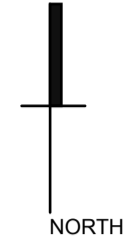
G1 Architects

G1 Architects
3rd Floor West
211 Dumbarton Road
Glasgow G11 6AA

t 0141 334 4881
info@g1architects.com
www.g1architects.com

| <p>Drawing Status PLANNING</p> <p>Project Hemingways 1 Commercial St Leith, Edinburgh EH6 6JA</p> | <p>Drawing Title LOCATION PLAN / SITE PLAN</p> <table border="1"> <thead> <tr> <th>Scale</th> <th>Size</th> <th>Drawn</th> <th>Checked</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1:1250,1:500</td> <td>A3</td> <td>MM</td> <td>DB</td> <td>25/05/22</td> </tr> </tbody> </table> <p>Drawing No 790-G1-B1-00-DR-A-SP01-PL <small>UPRN Originator Zone Level Type Role Number Status Revision</small></p> | Scale | Size | Drawn | Checked | Date | 1:1250,1:500 | A3 | MM | DB | 25/05/22 |
|---|--|-------|---------|----------|---------|------|--------------|----|----|----|----------|
| Scale | Size | Drawn | Checked | Date | | | | | | | |
| 1:1250,1:500 | A3 | MM | DB | 25/05/22 | | | | | | | |

Hemmingsways



Commercial Street

Commercial Wharf

ENTRANCE

EXTERNAL SEATING AREA

ENTRANCE



VIEW TOWARDS COMMERCIAL STREET



VIEW FROM COMMERCIAL STREET

1 PLAN AS EXISTING
1 : 100

2 EXISTING PHOTOS
(NTS)



| Revision Notes | |
|----------------|-------------|
| No | Description |
| | Date |



| Drawing Status | Drawing Title |
|---|-------------------------------|
| PLANNING | Plans (& Photos) as Existing |
| Project | Scale Size Drawn Checked Date |
| Hemmingsways Bar 1 Commercial St. Leith | 1:200 A1 DB — 14/04/2022 |
| Drawing No | |
| External Seating | 790 G1 XX XX DR A PL01 PL P1 |