



QUARRY INVESTMENTS LTD.



ADDENDUM to LRB REVIEW STATEMENT

APPLICATION 22/02294/FUL

Proposed Residential Development

Castle Gogar Rig, Edinburgh

November 2022

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INTRODUCTION

As we were preparing the LRB Appeal documents, we became aware that the latest round of consultation for the International Business Gateway development was being held.

Now renamed to create a number of distinct developments, **The IBG, West Town and Edinburgh Elements**, we thought it important to share extracts from that consultation event.

Reason for Refusal 1: *“The proposals do not comply with LDP policy Env 3 Listed Buildings - Setting and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it is likely to impact on the setting of the listed building”.*

In responding to this reason, we have consistently referred to the fact that the setting of Castle Gogar has been diminished over the years, starting with the expansion of Edinburgh Airport and continuing significantly with the granting of planning permission 04/02302/FUL which saw modern (enabling) development in the former grounds for the Castle.

We very much see the proposals before you as being the final element of the development of Castle Gogar Rigg, ensuring a coordinated, well thought out and very high quality environment surrounding the immediate Castle grounds.

The images, taken from the exhibition material, show that the proposed development at the **IBG, West Town and Edinburgh Elements** will totally swamp the Castle Gogar site and setting. **The cat is well and truly out of the bag, the horse has, indeed, bolted.**





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This images show the scale of the West Town development surrounding and dwarfing Castle Gogar to the west and south. Please note *'Edinburgh Elements'* lies to the east and the *IBG* further to the west. This is truly an area of change when looking at *'Redheughs Village'*, *'Edinburgh Gateway'* and *'West Craigs'*, building on other high profile development at *Gogarburn (RBS Headquarters)* and *Edinburgh Park*.

It is surely indisputable that the setting of Castle Gogar has been compromised again and again and this will continue to be the case for the foreseeable future. We have designed a high quality sensitive development of 6 new homes, to sit appropriately within their landscape and built environment, hidden from view and not impacting AT ALL on what few views of the Castle remain.

Furthermore the proposed new homes will present an appropriate final phase of development at Castle Gogar, creating an attractive small neighbourhood within this area of massive change.



The image above clearly illustrates the sheer scale of development associated only with West Town. *'Edinburgh Elements'* will emerge to the east (to the left of the red circle identifying Castle Gogar).

Starting with the 2005 enabling planning permission (04/02302/FUL), **the key aspect has been the refurbishment and protection of Castle Gogar and its immediate curtilage**. This has been the case with subsequent permissions and application 22/02294/FUL will similarly see high quality development at the Castle Gogar Rigg site but with **no material impact on the Castle itself**. It will remain in glorious isolation behind the high castle walls and mature (and protected) trees and other landscape features.



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As we maintain throughout, the setting of Castle Gogar no longer reaches beyond the Castle walls and gates, and we have sought to present a development that will deliver a high quality and appropriate final phase of development at Castle Gogar.

