

SITE SUMMARIES

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Local Authority	East Lothian
Site name/address (map reference)	West Harbour Area, Cockenzie (1)
Site Area (ha)	0.285 ha
Site allocations	Tourism uses supported by the local plan.
Opportunities	The site is on the seafront.
Constraints	The site is adjacent to Cockenzie power station in an area that is in need of regeneration. It presently comprises a series of industrial buildings many of which are in single private ownership.
Planning strategy	The Planning Department would like to see investment as part of a wider regeneration programme.
Other comments	

Useful contacts:

Paul Zochowski, East Lothian Planning Department 01620 827264

Claire Dutton, Tourism Officer East Lothian Council 01620 827371

Queries relating to planning policy contact environment@eastlothian.gov.uk

Local Authority	East Lothian
Site name/address (map reference)	Former hospital East Fortune (2)
Site Area (ha)	15.67ha
Site allocations	Employment, leisure, tourism.
Opportunities	The historic East Fortune former hospital by East Fortune airfield is vacant and requires new use. It is adjacent to East Fortune airfield (disused) and the Museum of Flight. It is set in open countryside and immediate access is possible to an existing helicopter landing site.
Constraints	Uses will be considered provided they secure the long term maintenance of the listed buildings and their setting.
Planning strategy	Likely not to be an issue but objections may arise because of access (narrow roads etc).
Other comments	

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Local Authority	East Lothian
Site name/address (map reference)	St Joseph's School, Tranent (3)
Site Area (ha)	2.85 ha
Site allocations	Local plan policy supports employment, leisure or tourism for this vacant building.
Opportunities	The site is between Tranent, Prestonpans and the site of the proposed new village of Blindwells. It is adjacent to the Bankton junction of the main A1 road route with good access to Edinburgh and all tourist attractions in East Lothian.
Constraints	The site is on the edge of Tranent, which is not a major tourist location. Notwithstanding this, the site is on the edge of open countryside. St Joseph's is B listed.
Planning strategy	No permission yet. However, the site is allocated in the local plan and planning is not considered an issue.
Other comments	

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Local Authority	East Lothian
Site name/address (map reference)	Spott Road, Dunbar (4)
Site Area (ha)	3.95 ha
Site allocations	Leisure
Opportunities	Land adjacent to the A1 road route at Spott Road is being marketed for hotel, family bar restaurant and fast food facility. These sites are part of a gateway development, including an ASDA supermarket which is now complete.
Constraints	No obvious constraints.
Planning strategy	Outline planning permission exists. Planning should not be an issue.
Other comments	Developer is Dawn Developments.

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Local Authority	East Lothian
Site name/address (map reference)	Gosford Estate, Old Stables and Walled Garden (5)
Site Area (ha)	Old stables 0.21 ha; Walled Garden TBC
Site allocations	Leisure
Opportunities	Gosford is a historic, designed landscape on the East Lothian coast. In the 1990s a major planning application for two golf courses was approved. One golf course, golf club house and 25 houses for sale as enabling development have subsequently been constructed. The sites are for a new build hotel within the walled garden and the conversion of the listed stable block into a boutique hotel.
Constraints	No obvious constraints.
Planning strategy	Planning not considered an issue. Site has lapsed permission.
Other comments	

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Local Authority	East Lothian
Site name/address (map reference)	Whitekirk (6)
Site Area (ha)	139ha
Site allocations	TBC
Opportunities	TBC
Constraints	TBC
Planning strategy	TBC
Other comments	TBC

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Local Authority	West Lothian
Site name/address (map reference)	Cowhill (7)
Site Area (ha)	1.83 ha
Site allocations	Business employment use.
Opportunities	Close to proposed business park in the Heartlands Development and adjacent to proposed motorway junction. Easy access to proposed new railway station at Armadale.
Constraint	None obvious but the impact of old mine workings is always a potential issue in West Lothian.
Planning strategy	Outline planning consent for a hotel development in 2006.
Other comments	

Useful contacts:

George Flett, Planning Officer West Lothian Council 01506 775271

Local Authority	West Lothian
Site name/address (map reference)	Houston Road, Livingston (8)
Site Area (ha)	1 ha
Site allocations	Allocated for employment use.
Opportunities	Located on a main town road intersection.
Constraints	No obvious constraints.
Planning strategy	Outline planning consent for a hotel/leisure development in 2002.
Other comments	

Useful contacts:

George Flett, Planning Officer West Lothian Council 01506 775271

Local Authority	West Lothian
Site name/address (map reference)	Polkemmet, Whitburn (9)
Site Area (ha)	TBC
Site allocations	Allocated for major residential development including two championship golf courses and an associated hotel.
Opportunities	This is part of a major development area known as Heartlands. The area will be served by a proposed new motorway junction on the M8 at Cowhill, which will include a park and ride facility. A business park is being constructed adjacent to the proposed junction.
Constraints	Remediation work (already in progress) has to be completed before development can take place.
Planning strategy	Outline planning consent includes a hotel development.
Other comments	Developer is Ecosse Regeneration.

Useful contacts:

George Flett, Planning Officer West Lothian Council 01506 775271

Local Authority	West Lothian
Site name/address (map reference)	Almondvale Stadium (10)
Site Area (ha)	1 ha
Site allocations	Detailed consent for hotel exists.
Opportunities	Major opportunity to develop a site adjacent to Livingston FC's stadium. This is a high quality site close to Livingston's town centre.
Constraints	Must conform to the layout of the football stadium.
Planning strategy	Site has consent.
Other comments	

Useful contacts:

George Flett, Planning Officer West Lothian Council 01506 775271

Local Authority	West Lothian
Site name/address (map reference)	Winchburgh (11)
Site Area (ha)	
Site allocations	Allocated for mixed use, within a Core Development Area, in the finalised local plan. The plan is due to be adopted in early 2009.
Opportunities	Winchburgh is allocated as a Core Development Area, principally for residential development. It also offers opportunities for other facilities such as a hotel. The developers of the area must produce a masterplan.
Constraints	Ground conditions may be an issue given that the site is in an historic mining area. Public consultation on the developer's Masterplan will be required.
Planning strategy	The Finalised West Lothian Local Plan is expected to be adopted in early 2009.
Other comments	May be seen as a significant boost to wider area regeneration. Proposals need to fit in with developers Masterplan.

Useful contacts:

George Flett, Planning Officer West Lothian Council 01506 775271

Local Authority	West Lothian
Site name/address (map reference)	Armada South (12)
Site Area (ha)	
Site allocations	Allocated for mixed use, within a Core Development Area, in the finalised local plan. The plan is due to be adopted in early 2009.
Opportunities	The area is allocated as a Core Development Area, principally for residential development. It also offers opportunities for other facilities such as a hotel. The developers of the area must produce a masterplan. The area is adjacent to the Airdrie to Bathgate railway line which is currently under construction. A new railway station will be constructed which will provide good access to both Edinburgh and Glasgow.
Constraints	Ground conditions may be an issue given that the site is in an historic mining area. Public consultation on the developer's Masterplan will be required.
Planning strategy	The Finalised West Lothian Local Plan is expected to be adopted in early 2009.
Other comments	

Useful contacts:

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Local Authority	Midlothian
Site name/address (map reference)	Midlothian Snowsports Centre (13)
Site Area (ha)	Not specified.
Site allocations	The finalised Midlothian Local Plan supports the potential, but does not identify a specific site for tourist accommodation at Hillend Ski Centre and at Key gateways close to the A720 City bypass (ECON 7). Plan expected to be adopted late 2008/early 2009.
Opportunities	Close to Midlothian Snowsports Centre on the edge of Edinburgh. Close to Edinburgh City bypass with easy access to Edinburgh airport and the motorway network of central Scotland. Also in close proximity to the life sciences/animal health and welfare research cluster centred at the Bush Estate.
Constraints	ELSP 2015 Policy ENV1 D on Regional Environmental Interests and ENV2 Green Belt. Pentland Hills Regional Park designation and Management Plan. Local Plan Policy on Green Belt and development in the countryside. Policy considerations will require clear justification as well as close attention to detail, particularly in terms of design and fit into landscape.
Planning strategy	Support to retain and develop ski centre as centre of sporting excellence. Adopted Local Plan COMF6. Support through the Finalised Midlothian Local Plan policies ECON7 and COMF7. Proposed adoption date late 2008/early 2009.
Other comments	

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Local Authority	Midlothian
Site name/address (map reference)	Bush Estate (14)
Site Area (ha)	Indicative site area up to 1 hectare but subject to approval of Masterplan for development zone C
Site allocations	Local Plan support for development at the Bush Estate. Outline consent for a hotel.
Opportunities	The site is adjacent to a number of business/science parks as well as the Midlothian Innovation Centre. Set in the Midlothian countryside and surrounded by country walks. Close to Flotterstone Visitor Centre, the Pentland Hills and Rossllyn Chapel. Twenty minutes from the centre of Edinburgh by public transport.
Constraints	Outline consent subject of time limitation related to originating consent and extended with subsequent reserved matters/detailed applications.
Planning strategy	Local Plan support for the development of the Bush Estate and life science sector.
Other comments	

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Local Authority	Midlothian
Site name/address (map reference)	Shawfair Park (15)
Site Area (ha)	0.8ha
Site allocations	Allocated for class 4 business use.
Opportunities	Site marketed by Buccleuch Property. Keen to establish some anchor developments. Prime location at transportation axis with direct access to/from the A720 City bypass and the A1.
Constraints	No major constraints envisaged.
Planning strategy	Replacement Midlothian Local Plan (proposed adoption early 2009) supports possible hotel development on business sites particularly those close to A720 Edinburgh City Bypass where they are justified by an impact assessment on existing centres.
Other comments	Buccleuch Property has applied for permission to build a 147 bed hotel (Sept 2008).

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Local Authority	Midlothian
Site name/address	Salters Park (16)
Site Area (ha)	Total Site is 17ha. Proposed subdivision into various plot sizes from 0.6 – 3.8ha
Site allocations	Allocated for class 4 business uses.
Opportunities	Site currently being marketed by Buccleuch Property. Keen to establish some anchor developments. Prime location at transportation axis with the A68 Dalkeith bypass, A720 City Bypass and the A1.
Constraints	No major constraints envisaged.
Planning strategy	Replacement Midlothian Local Plan (proposed adoption early 2009) supports possible hotel development on business sites particularly those close to A720 Edinburgh City Bypass where they are justified by an impact assessment on existing centres.
Other comments	

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Local Authority	City of Edinburgh
Site name/address (map reference)	Caltongate (17)
Site Area (ha)	4 ha
Site allocations	Mixed use.
Opportunities	The site is in central Edinburgh with easy access to all tourist attractions, the Waverley railway station and Edinburgh's main city centre retail offer. It is on the edge of the historic old town with good footfall.
Constraints	May suffer from Edinburgh city centre's World Heritage status with regard to planning objections and restrictions. Any development would have to fit with existing Masterplan. Car parking may be a problem.
Planning strategy	Five star hotel provision within the Caltongate Masterplan as part of a mixed use scheme. Edinburgh's administration is generally supportive of hotel development at the moment and planning is not considered to be a major issue.
Other comments	ACCOR (operating as Sofitel) already interested in the site.

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Richard Phillips GVA Grimley plc 0131 469 6031

Local Authority	City of Edinburgh
Site name/address (map reference)	St James' Quarter (18)
Site Area (ha)	Maybe two or three sites within the development area.
Site allocations	Mixed use.
Opportunities	Very good, high profile, high quality site close to the city centre. Sites are very close to the proposed tram line, with stops at St Andrew Square and Picardy Place.
Constraints	The sites are within the New Town Conservation area and World Heritage Site. Any development should fit with the existing development brief. There will be topographical (height) restrictions on development in the Quarter.
Planning strategy	There is support for the scheme from the City of Edinburgh Council. The development brief was approved during the first half of 2007.
Other comments	The St James' Quarter is situated at the east end of the city's retail core and occupies a strategic location at which three key routes in the city converge: George Street, North Bridge and Leith Walk.

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http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning/Planning_policies/Development%20briefs/CEC_st_james_quarter_development_brief

Local Authority	City of Edinburgh
Site name/address (map reference)	Waterfront Plaza, Leith Docks (19)
Site Area (ha)	0.2 ha
Site allocations	Mixed use.
Opportunities	Close to the Royal Yacht Britannia and other tourist sites on the waterfront. The site is adjacent to the major retail offer in Ocean Terminal, the proposed tram terminus for Edinburgh's new tram line, the cruise liner terminal and a planned major new business centre in the Leith Docks development area.
Constraints	None apparent. Any development would have to fit with the existing development framework for the area.
Planning strategy	Planning is not considered to be a major issue. Edinburgh's administration is generally supportive of such development.
Other comments	The City of Edinburgh Council is minded to grant an outline application for the redevelopment of Leith Docks, including hotels.

Useful contacts:

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Hugh Watson, Forth Ports plc 0131 555 9083

<http://citydev->

portal.edinburgh.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=JNXUCQEWU1000

Local Authority	City of Edinburgh
Site name/address (map reference)	Britannia Quay, Leith Docks (20)
Site Area (ha)	0.1 ha
Site allocations	Mixed use.
Opportunities	Close to the Royal Yacht Britannia and other tourist sites on the waterfront. The site is adjacent to the major retail offer in Ocean Terminal, the proposed tram terminus for Edinburgh's new tram line, the cruise liner terminal and a planned major new business centre in the Leith Docks development area.
Constraints	None apparent. Any development would have to fit with the existing development framework for the area.
Planning strategy	Planning is not considered to be a major issue. Edinburgh's administration is generally supportive of such development.
Other comments	The City of Edinburgh Council is minded to grant an outline application for the redevelopment of Leith Docks, including hotels.

Useful contacts:

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http://citydev-portal.edinburgh.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=JNXUCQEWU1000

Local Authority	City of Edinburgh
Site name/address (map reference)	Ocean Terminal North, Leith Docks (21)
Site Area (ha)	Flexible. The site is to be created above a water area.
Site allocations	Mixed use.
Opportunities	Close to the Royal Yacht Britannia and other tourist sites on the waterfront. The site is adjacent to the major retail offer in Ocean Terminal, the proposed tram terminus for Edinburgh's new tram line, the cruise liner terminal and a planned major new business centre in the Leith Docks development area. Landmark opportunity for tall building.
Constraints	None apparent. Any development would have to fit with the existing development framework for the area.
Planning strategy	Planning is not considered to be a major issue. Edinburgh's administration is generally supportive of such development.
Other comments	Major opportunity for a tall building on Edinburgh's waterfront. The City of Edinburgh Council is minded to grant an outline application for the redevelopment of Leith Docks, including hotels.

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http://citydev-portal.edinburgh.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=JNXUCQEWU1000

Local Authority	City of Edinburgh
Site name/address (map reference)	Prince of Wales Dock, Leith Docks (22)
Site Area (ha)	TBC
Site allocations	Mixed use/cultural.
Opportunities	Close to the Royal Yacht Britannia and other tourist sites on the waterfront. The site is adjacent to the major retail offer in Ocean Terminal, the proposed tram terminus for Edinburgh's new tram line, the cruise liner terminal and a planned major new business centre in the Leith Docks development area.
Constraints	Any development would have to fit with the existing development framework for the area. Also the site includes a listed building.
Planning strategy	Planning is not considered to be a major issue. Edinburgh's administration is generally supportive of such development.
Other comments	Opportunity for a good quality boutique place maker. Site could accommodate a 150 room hotel. The City of Edinburgh Council is minded to grant an outline application for the redevelopment of Leith Docks, including hotels.

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Local Authority	City of Edinburgh
Site name/address (map reference)	Edinburgh Park (23)
Site Area (ha)	0.75ha
Site allocations	Business use.
Opportunities	The site is adjacent to Edinburgh Park railway station, the Edinburgh City by-pass and the M8 motorway giving it good access to Edinburgh and the Lothians. It is also adjacent to Edinburgh Park (one of the premier business parks in Europe), with the potential for major business patronage.
Constraints	No obvious constraints.
Planning strategy	The administration is generally supportive of hotel development at the moment. However, the site is currently allocated for business use.
Other comments	A Novotel opened next to Edinburgh Park station in April 2008.

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Local Authority	City of Edinburgh
Site name/address (map reference)	Waterfront Edinburgh (24)
Site Area (ha)	0.41ha
Site allocations	Mixed use.
Opportunities	This is a greenfield site on Edinburgh's waterfront. It has easy access to all of the waterfront attractions including the Royal Yacht Britannia. Access will be improved should authorisation be given for the extension of the Phase 1 tram line to Granton waterfront.
Constraints	No obvious constraints.
Planning strategy	No obvious planning issues but any development will have to fit with the existing Masterplan.
Other comments	.

Useful contacts:

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Colin Hunter or David Clement, Waterfront Edinburgh. 0131 476 4823

Local Authority	City of Edinburgh
Site name/address (map reference)	Waterfront Edinburgh (25)
Site Area (ha)	TBC Refurbishment of existing buildings
Site allocations	Mixed use.
Opportunities	There is easy access to all of the waterfront attractions including the Royal Yacht Britannia. Access will be improved should authorisation be given for the extension of the Phase 1 tram line to Granton waterfront. The existing buildings could accommodate a 65 room hotel.
Constraints	No obvious constraints. Development would have to accommodate existing buildings.
Planning strategy	No obvious planning issues but any development will have to fit with the existing Masterplan.
Other comments	

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Colin Hunter or David Clement, Waterfront Edinburgh. 0131 476 4823

Local Authority	City of Edinburgh
Site name/address (map reference)	Princes Street (26)
Site Area (ha)	Five sites which could accommodate hotels from varying 40,000 sqft to 180,000 sqft in existing buildings.
Site allocations	Retail/leisure/office.
Opportunities	Massive opportunity on Edinburgh's Princes Street at the very heart of this historic city. Gives easy access to all of Edinburgh's attractions and its main retail offer. Adjacent to Edinburgh's proposed new tram line which will run through the city centre and out to the airport.
Constraints	Existing historic buildings are listed. Any development would have to fit with the City Centre Princes Street Development Framework.
Planning strategy	Planning not likely to be a major issue. The city's administration is generally supportive of hotel development.
Other comments	An application for a 103 bed hotel at 121-123 Princes Street was in submitted September 2008

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Naomi Sandilands, Planning Officer, City of Edinburgh Council. 0131 469 3600

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning/Planning_policies/Development_frameworks_and_strategies/CEC_city_centre_development_framework

Local Authority	City of Edinburgh
Site name/address (map reference)	Fountainbridge (27)
Site Area (ha)	TBC
Site allocations	Mixed use.
Opportunities	Site is in the new mixed use development by the side of the Union canal in the centre of Edinburgh. It would allow easy access to all of the city centre tourist attractions as well as Edinburgh's Exchange business district. Fountainbridge is one of four key growth areas in Edinburgh's city centre.
Constraints	Any development would have to conform to the existing development brief and follow existing canal side guidelines.
Planning strategy	Planning not considered an issue. Edinburgh's administration has a positive attitude to both hotel and canal side development.
Other comments	The City of Edinburgh Council is minded to grant an application by Tiger Developments for two hotels on the Morrison Street car park site, adjacent to the Fountainbridge area.

Useful contacts:

Jonathan Guthrie Edinburgh City Centre Partnership Director. 0131 529 4254

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http://www.edinburgh.gov.uk/CEC/City_Development/Planning_and_Strategy/Development_Briefs/fbridge_brief_final.html

Local Authority	City of Edinburgh
Site name/address (map reference)	Bankhead Way, Sighthill Industrial Estate (28)
Site Area (ha)	TBC
Site allocations	Business and Industrial.
Opportunities	The site is in a major industrial/business district of Edinburgh and is also adjacent to the Edinburgh City by-pass and M8 Motorway. It presents an opportunity in terms of both business and tourist patronage.
Constraints	No obvious constraints.
Planning strategy	Planning is not considered an issue. Outline planning consent is being considered, for which Edinburgh's Planning Committee 'is minded to grant' subject to conditions.
Other comments	The Fyffe Group made the application for outline consent.

Useful contacts:

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<http://citydev-portal.edinburgh.gov.uk/portal/portal.jsp>

Local Authority	City of Edinburgh
Site name/address (map reference)	194 Fountainbridge (29)
Site Area (ha)	TBC
Site allocations	Mixed use.
Opportunities	The site would allow easy access to all of the city centre tourist attractions as well as Edinburgh's Exchange business district. Fountainbridge is one of four key growth areas in Edinburgh's city centre.
Constraints	Any development would have to conform to the existing development brief.
Planning strategy	An application was submitted in October 2007 for a 171 room hotel at 130 Dundee Street.
Other comments	Planning applicant was Fountain North and Scottish Newcastle plc.

Useful contacts:

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<http://citydev-portal.edinburgh.gov.uk/portal/portal.jsp>

Local Authority	City of Edinburgh
Site name/address (map reference)	18-19 Market Street/2-6 Cockburn Street/343 High Street/2-8 Advocates Close (30)
Site Area (ha)	TBC
Site allocations	
Opportunities	In Edinburgh's Old Town with easy access to the Castle and other city centre tourist attractions. The site is within 250m of the proposed Edinburgh Tram line.
Constraints	Existing historic buildings are listed. The sites are within the Old Town Conservation area and World Heritage Site.
Planning strategy	Consent was granted in November 2007 for a 35 room budget hotel as part of a larger development comprising residential, retail, leisure and offices.
Other comments	This site has been included, even though it is being considered for a budget hotel, because of its superb location in the heart of the old town. No end user identified at the time of writing (September 2008).

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<http://citydev-portal.edinburgh.gov.uk/portal/portal.jsp>

Local Authority	City of Edinburgh
Site name/address (map reference)	30 Queensferry Road (Orchard Brae House) (31)
Site Area (ha)	TBC
Site allocations	Mixed use/leisure.
Opportunities	Located on the edge of the city centre with good transport links giving access to all of the major tourist attractions.
Constraints	No obvious constraints.
Planning strategy	An outline planning application is being considered for the site and its immediate surrounds. The proposed mixed use development comprises new build residential to the west, existing offices refurbished and new build offices and residential or a hotel to the east with associated car parking and landscaping.
Other comments	Applicant for consent is Paradigm Real Estate Managers.

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<http://citydev-portal.edinburgh.gov.uk/portal/portal.jsp>

Local Authority	City of Edinburgh
Site name/address (map reference)	55 Grove Street (32)
Site Area (ha)	TBC
Site allocations	Mixed use.
Opportunities	Close to the centre of town. Easy access to the city centre and The Exchange business district. Offers the potential for tourist and business patronage. Also adjacent to Fountainbridge, one of four key growth areas in Edinburgh's city centre.
Constraints	No obvious constraints.
Planning strategy	Consent was granted in December 2007 for a 300 bed development (116 bedrooms in cluster flats and 217 studios with single and double occupancy.
Other comments	Mixed use development of primarily commercially managed student housing that will run as an apart-hotel in non-term time, with leisure facilities including café and business use offices.

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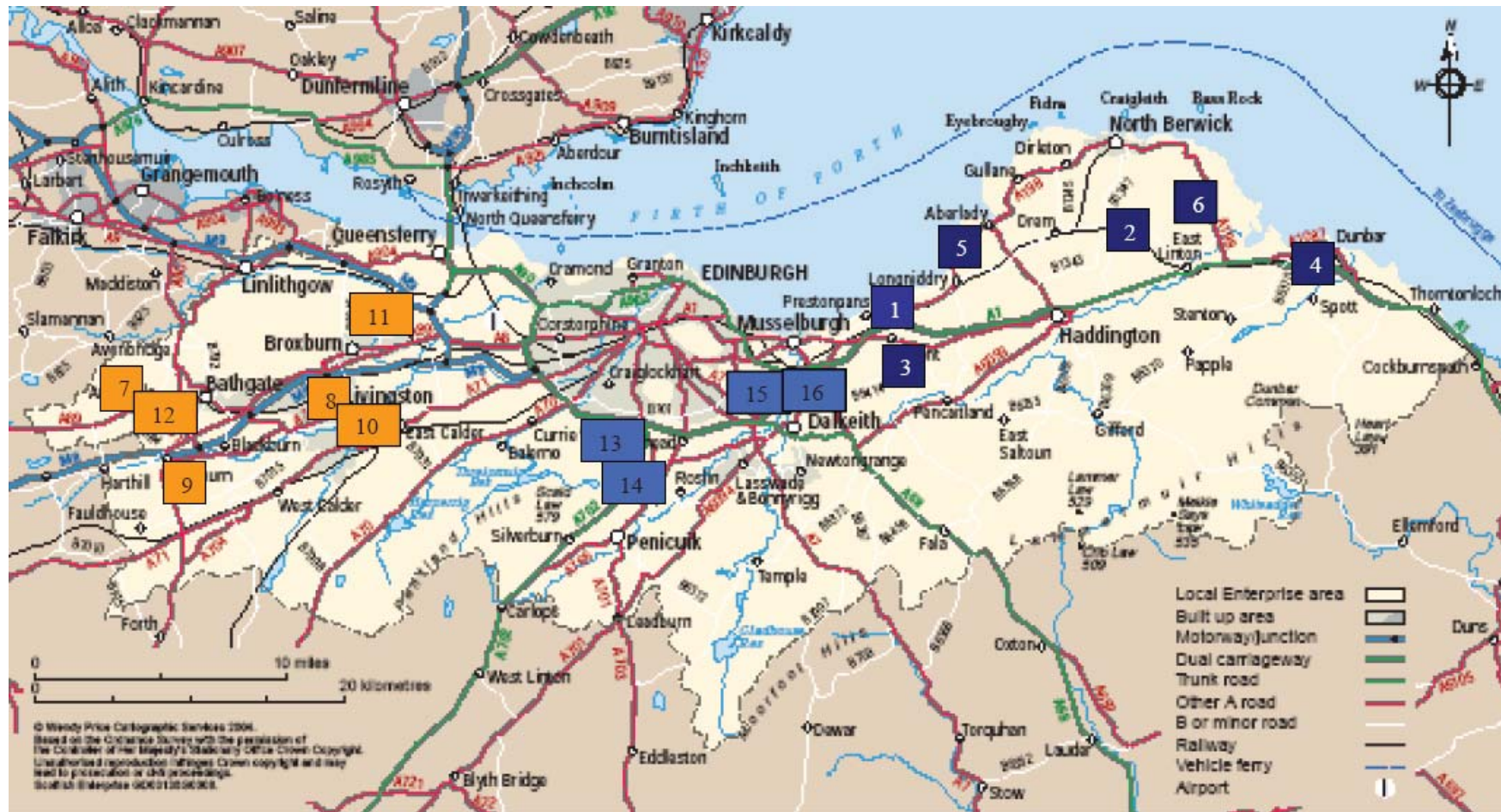
<http://citydev-portal.edinburgh.gov.uk/portal/portal.jsp>

Local Authority	City of Edinburgh
Site name/address (map reference)	Cowgate/South Bridge (33)
Site Area (ha)	0.16 ha
Site allocations	Mixed use
Opportunities	Site is a within the heart of Edinburgh's Old Town.
Constraints	Development to conform with the Planning Brief. The site is within the Old Town Conservation Area and Edinburgh World Heritage Site.
Planning strategy	A planning brief was prepared for the site in 2003.
Other comments	

Useful contacts:

Naomi Sandilands, Planning Officer, City of Edinburgh Council 0131 469 3600

1. MAP OF POTENTIAL HOTEL SITES IN THE LOTHIANS



2. MAP OF POTENTIAL HOTEL SITES IN EDINBURGH

