

3D Reid Architects, Edinburgh,
36 North Castle Street
Edinburgh
EH2 3BN

Primark Stores Limited,
PO Box 644
47 St Mary Street
Dublin 1
Ireland

Application No: 10/01123/FUL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

DECISION NOTICE

With reference to your application for Planning Permission registered on 28 April 2010, this has been decided by Presentation Item at Committee. Please see the guidance notes for further information, including how to appeal or review your decision.

APPLICANT: Primark Stores Limited.

The development is for
A flagship retail development of over 6,500m² across six floors (including basement) with active frontage to Princes Street and new active frontage to Rose Street (as revised).

At
91 - 93 Princes Street
Edinburgh
EH2 2ER

The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Docketed plans, relative to this permission, are attached if your application was made on paper. If your application was submitted online, drawings 1-3, 14a-30a, 31b, 32a, 33a, 34 and 35, as shown on the Planning & Building Standards Portal, represent the determined scheme. Any condition(s) attached to this consent, with the reasons for imposing them, or reasons for refusal, are shown below: -

The reason why the Council made this decision is as follows:

The proposals comply with the development plan and non-statutory guidelines and do not have an adverse impact on the outstanding universal value of the world heritage site, character and appearance of the conservation area, the setting of the adjacent listed buildings or on road safety. There is a minor impact on residential amenity which is balanced against the overall benefits of the scheme. There are no material considerations which outweigh this conclusion.

Conditions:-

1. Prior to the commencement of the development details of the position of secure and covered cycle parking shall be submitted in writing to and approved by the Head of Planning and shall be constructed on site prior to the occupation of the development accommodation.
 2. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 between the hours of 2200 and 0700, and NR 35 at all other times, when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
 3. Deliveries and collections, including waste collections, shall be restricted to 07.00 – 20.00 hours, Monday to Sunday.
 4. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site. Note: large sample panels are to be erected prior to approval of materials.
 5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work (watching brief, reporting and analysis) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning, having first been agreed by the City Archaeologist.
 6. A details of all boundary treatments to the courtyard area, shall be submitted to and approved in writing by the Head of Planning before work is commenced on site.
- Reasons:-
1. In order to ensure that the level of off-street parking is adequate.
 2. In order to safeguard the amenity of neighbouring residents and other occupiers.
 3. In order to safeguard the amenity of neighbouring residents and other occupiers.