

Introducing Mollie's

The Mollie's Brand

Mollie's is a pioneering and affordable lifestyle hotel & dining brand, with expansion plans to roll-out a chain of unique design-led venues across the UK.

The brand launched in 2019 with a motel, diner & drive-thru in Buckland Oxfordshire, followed by a second motel & diner opening at Cribbs Causeway, Bristol, in Summer 2021. The first City Centre Mollie's, at the iconic former HQ of Granada Studios in Manchester, is due to open in late 2025.

Mollie's is a certified B-Corp, having achieved an industry-leading score of 95.8 in September 2024 after being assessed across all areas of environmental, social and governance. With ambitious goals set for 2030 – including zero waste to landfill and a 50% cut in carbon intensity – Mollie's is committed to creating a positive impact for both people and the planet.



The Mollie's Experience

Comfortable and modern rooms with a nostalgic twist and a diner serving up classic American comfort food with a contemporary flair. You'll find a vibrant atmosphere, high quality service and attention to detail that's popular with travellers and locals alike.

At Mollie's, we believe that 'affordable' does not have to mean cheap and uninspired.

We are obsessed with great design, beautiful spaces incredible functionality, mouth-watering food and a really cool guest experience at an affordable price that makes you want to come back again and again.

Awesome rooms, a functional lounge (reception/bar/workspace), meeting and events spaces and a fantastic restaurant (diner) are developed for a modern customer experience and adaptable to different locations and opportunities.

Mollie's is an affordable luxury hospitality concept providing customers with an experience that outmatches price and exceeds expectations.

www.molliesedinburghpark.com

LICHFIELDS

 **MOLLIE'S**

Proposed Hotel and Diner Development, Edinburgh Park

Public Consultation



Welcome

Thank you for coming to this public consultation.

This event provides you with information about development proposals for land 140 metres north of 15 Lochside Avenue, Edinburgh.

The scheme is still evolving as we move through the design process, and Mollie’s would like to invite you to view the project, ask questions and have your say on the proposals.

The Site

The site extends to approximately 0.62 hectares and is located within Edinburgh Park, West Edinburgh.

The proposals will be integrated into the Southern Phase of the Edinburgh Park Masterplan, which received Planning Permission in 2022 (ref. 20/02068/FUL). The masterplan sets out a vision to create a vibrant new urban quarter in West Edinburgh.

The site is located on the southern boundary of this masterplan area, bounded:

- **to the north** by a future development plot allocated for Built to Rent (BTR) residential development in the masterplan. Beyond this is a residential development site allocated for affordable housing in the masterplan (now under construction) and the established Edinburgh Park business park;
- **to the east** by a future development plot, expected to be brought forward for residential use. Beyond this is the Premier Inn Edinburgh Park (Airport) hotel;
- **to the south** by the Station Park access road. Beyond this is the tramline and trainline, the Novotel Edinburgh Park hotel and the Hermiston Gait Commercial Centre; and
- **to the west** by the tramline. Beyond this is a residential development site allocated for private housing in the masterplan. This site is now under construction.

There are no listed buildings or historic designations in the surrounding area.



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The Site



Accessibility

The site benefits from a high level of connectivity, with excellent access to walking, cycling, public transport, and air travel:



The extensive footway network in and around Edinburgh Park provides safe and convenient pedestrian access to a range of business, leisure, and retail destinations within Edinburgh Park and the nearby Hermiston Gait Commercial Centre.



The local cycle network is well integrated with Edinburgh's wider network, with the Gyle shopping centre a short ride away and the city centre reachable in approximately 30 minutes by bike. The site is also close to National Cycle Network Routes 75, 76, and 754.



Eight bus stops served by nine routes — including Lothian NightBus services — are located within a 10-minute walk of the site, offering frequent services across Edinburgh and West Lothian.



The nearest tram stop is around 200m from the site, with trams running every eight minutes between Newhaven and Edinburgh Airport. Key stops include Edinburgh Gateway (Rail Station), Haymarket, and St Andrew Square.



Edinburgh Park Station is also approximately 200m from the site, providing regular services within the Central Belt, including Edinburgh Haymarket, Edinburgh Waverley, Stirling, Glasgow and Helensburgh. Connections are also available to further afield destinations including Dundee, Aberdeen, Newcastle and London via Edinburgh Waverley.

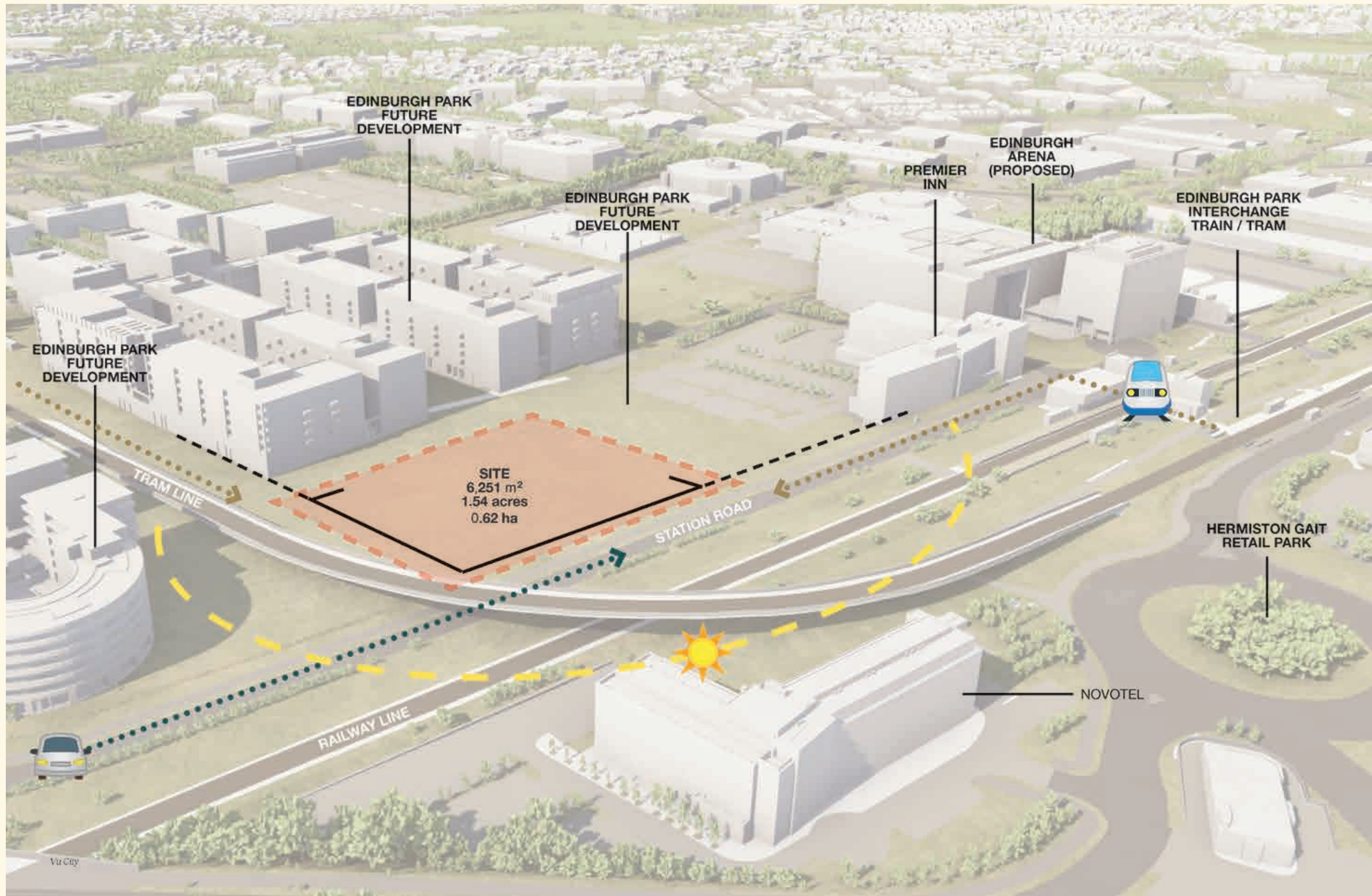


Edinburgh Airport is located just three miles from the site and is accessible in under 20 minutes by tram, available from the Edinburgh Park tram stop 200m from the site. Bus services also provide connections to the airport, with services available from South Gyle Crescent, around a seven-minute walk from the site.

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The Site



How the site fits into the masterplan

Planning Permission (ref. 20/02068/FUL) was granted to Parabola in 2022 for Edinburgh Park’s Southern Phase Masterplan. This approved masterplan aims to deliver a mix of residential development, commercial space, public realm, and community facilities. Key considerations relating to the proposed development include:

- The site of proposed Mollie’s Motel and Diner originally made up the western portion of a plot allocated for Build to Rent (BTR) residential development within the masterplan.
- Planning Permission (ref. 24/00820/FUL) has recently been granted for a new 8,500 capacity arena, located just east of the existing Premier Inn Hotel.
- The arena site was originally allocated to deliver a 170-bedroom apart-hotel alongside leisure and office development within the masterplan.
- As a result of the arena development, the hotel component will require to be delivered elsewhere within the masterplan in order to respond to unmet demand for visitor accommodation in Edinburgh Park and west Edinburgh.
- In response to this, subdivision of the plot originally allocated for BTR use in the masterplan has been proposed. The eastern portion is still expected to be brought forward for residential development in line with the masterplan, while the western portion has been identified as a suitable location for hotel use to support the needs of Edinburgh Park, the approved arena and the future community.

Supporting the vision for Edinburgh Park

City Plan 2030 – Edinburgh’s Local Development Plan – sets out a long-term vision for the Edinburgh Park / South Gyle area: to change the character of the area over time from a business dominated environment with limited evening and weekend activity, to a thriving mixed use and well-integrated part of the city. This transformation of the Edinburgh Park / South Gyle area contributes to the wider vision for West Edinburgh to become a vibrant, high density, mixed-use extension to the city with a focus on place making, sustainability, connectivity, biodiversity and a strong landscape framework.

This site plays an important role in delivering this transformation, presenting an opportunity to introduce new uses that will enhance the vibrancy and activity of the area.

The aim is therefore to deliver a high-quality development that complements the Southern Phase masterplan and supports the wider ambition for Edinburgh Park in becoming a diverse and active urban quarter within West Edinburgh.



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The Proposals

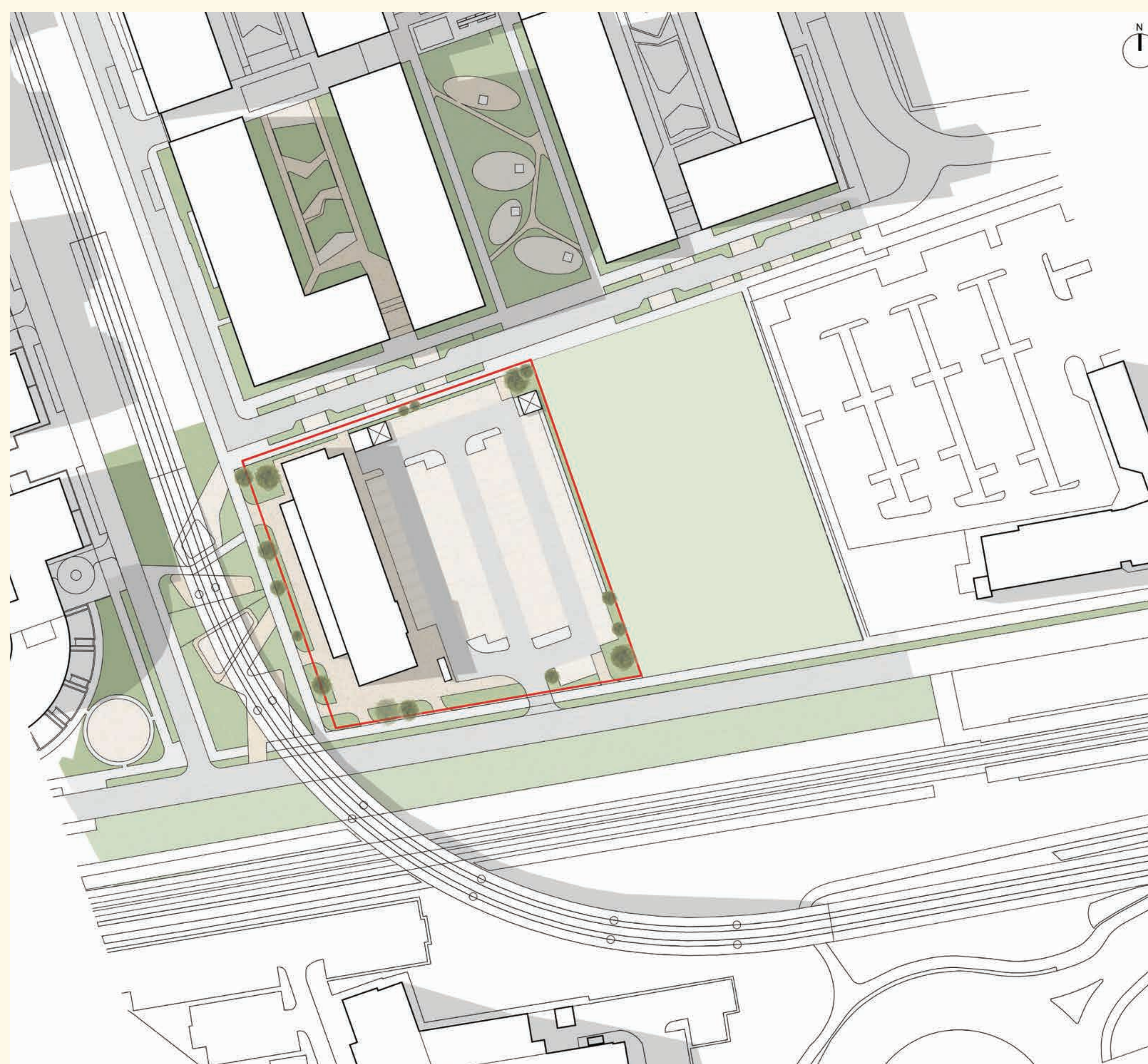
The proposals for a Mollie's Motel and Diner within Edinburgh Park would mark the brand's first location in Scotland.

The proposals respond directly to the growing demand for visitor accommodation within Edinburgh Park, particularly in light of the recently approved arena, which is expected to significantly increase footfall and activity in the area, as well as visitor demand for hotels.

The site's location on the Edinburgh tramline also offers excellent accessibility for airport passengers, helping to meet wider city needs by providing additional bedspace for those travelling via Edinburgh Airport.

At this stage, the proposals comprise:

- **A modern, fit-for-purpose hotel building** located on the western edge of the site, designed to be in keeping with the height and scale of surrounding buildings and maintain a consistent and cohesive townscape, while also delivering a low-carbon and energy-efficient design.
- **A reception and lounge area** accessed via the building's southern frontage, providing a convenient entrance for guests arriving from the nearby tram, train and bus connections;
- **Approximately 200 guest bedrooms** offering a mix of accommodation types to suit a range of visitors. These include standard double and twin rooms, bunk bedrooms, and fully accessible rooms;
- **Diner with outdoor terrace**, connected internally to the hotel reception but also featuring independent street access from the west, welcoming the wider public as well as hotel guests. The western façade will also likely open onto an external seating area and terrace, creating a lively, active space that connects with the future landscaped public realm corridor beneath the tramline;
- **Meeting and event spaces;**
- **Staff facilities and back-of-house spaces;**
- **Back-of-house spaces** to support hotel and diner operations including linen storage, fire control, comms, general storage, plant rooms, etc;
- **New hard and soft landscaping** across the site, including dedicated cycle parking and car parking provision with electric vehicle charging points. The proposed landscaping strategy, while still being developed, will seek to integrate with the wider masterplan landscaping strategy;
- **Cycle and car parking provision with electric vehicle charging points;**
- **Mollie's signature signage and lighting** will be featured on the building's façade and freestanding within the site to provide visibility and assist with wayfinding for guests. Signage consent will be sought through a separate application process.

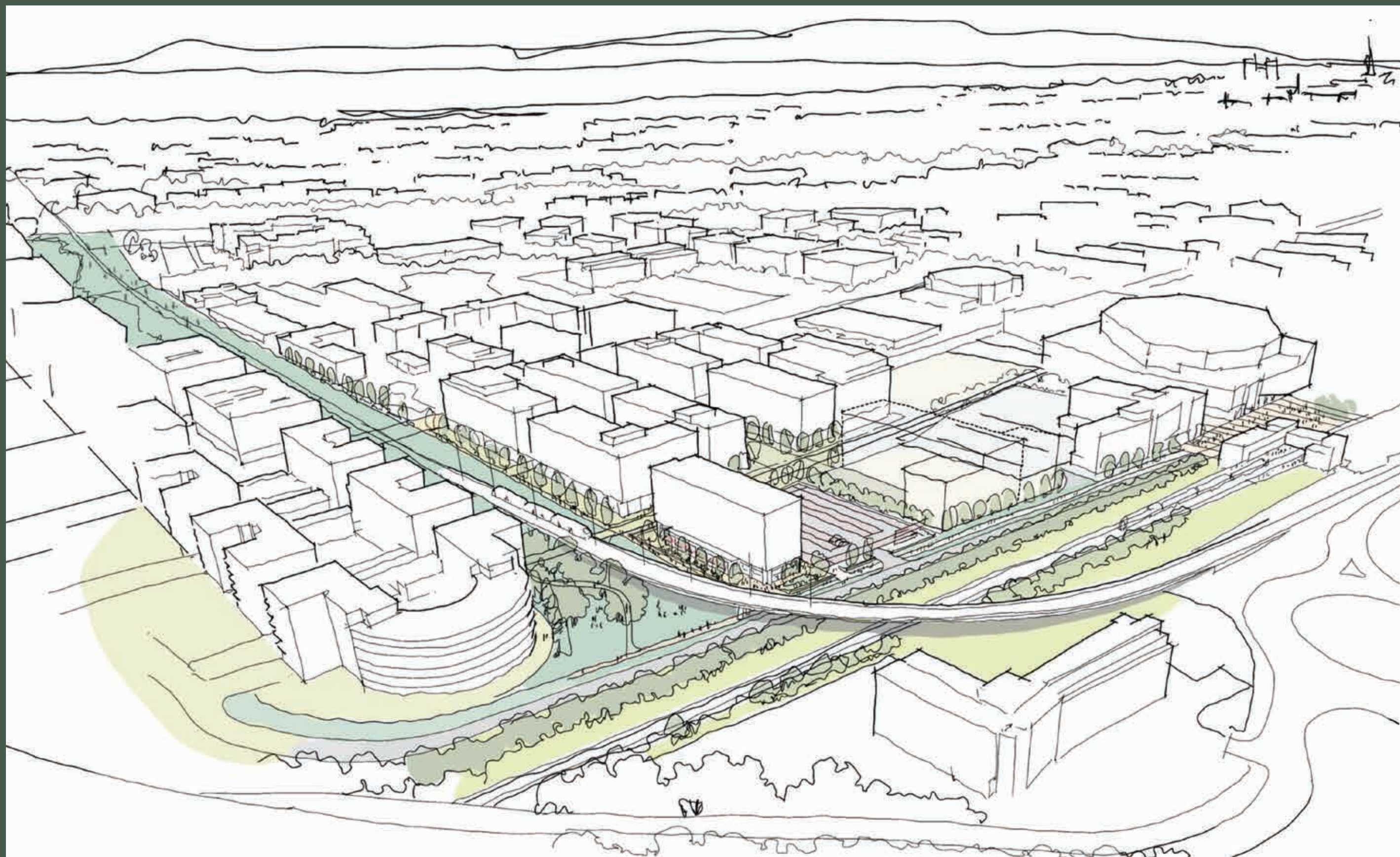


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Key Technical Matters



Visual impact: As shown in the image above, the height, scale, and form of the proposed hotel are consistent with the surrounding development, and the scheme will therefore integrate cohesively into the Edinburgh Park masterplan area.



Sustainability: The proposed building services approach has been developed to align with the Scottish Government’s National Planning Framework 4; City Plan 2030; the Scottish Building Regulations; and the New Build Heat Standard.

These frameworks place increasing emphasis on low-carbon, energy-efficient design and the reduction of operational emissions in new developments.

A Sustainability Statement will be prepared and submitted as part of the planning application to demonstrate compliance with both planning and building standards, and detailed energy modelling will be undertaken to support this submission and inform the design as it progresses.



Ecology: An ecological appraisal will be undertaken to help inform the proposals. This assessment will ensure that any potential impacts on local habitats and wildlife are fully considered as part of the design process. This will also inform the introduction of plant species to encourage biodiversity enhancement on the site through the subsequent landscaping strategy.



Landscape: While detailed landscaping proposals are still being developed, they will be informed by the findings of the ecological appraisal and aligned with the landscape and ecological strategy of the wider masterplan. The proposals will aim to soften the built environment and enhance the site’s character by creating an attractive, welcoming, and well-integrated external landscape, whilst encouraging biodiversity enhancement.



Flooding and drainage: A Flood Risk Assessment was undertaken as part of the approved masterplan for Edinburgh Park. The proposals will be informed by this earlier assessment, with site-specific drainage and flood mitigation measures developed as part of the design process. The measures will include a SUDS strategy to manage surface water runoff, to be agreed with Scottish Water and SEPA.



Transport: The site benefits from a high level of connectivity, with excellent access to walking and cycling infrastructure, as well as public transport services. As such, it is anticipated that a significant proportion of visitors will travel to the site using sustainable modes.

Vehicular access to the site will be accommodated via Station Park. Proposed car and cycle parking provisions will be developed in consultation with the City of Edinburgh Council, taking into account the standards set out in the Edinburgh Design Guidance.

A Transport Assessment will be prepared and submitted as part of the planning application process.

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Have Your Say

Please take a few minutes to fill in our feedback form and provide your views on the proposals. This can be done electronically via the QR code or by completing a paper copy.

You can either return your completed paper questionnaire to a member of the project team today, or complete it via the consultation page on our website, at:

www.molliesedinburghpark.com



SCAN ME

Your views should be submitted no later than the Saturday 5 July 2025.

Please note that any comments made are to the prospective applicant, Mollie’s Motels Limited, and are not representations to the local planning authority.

Once a planning application is submitted, there will be an opportunity to make representations to the City of Edinburgh Council, as Planning Authority.

Next Steps

Mollie’s will continue to progress with the design of its proposals. This will take into account feedback from community engagement and pre-application discussions with the City of Edinburgh Council and other stakeholders, as well as the findings of technical studies.

A second community engagement event will take place on 23 July 2025 between 4pm and 7pm. This will include feedback on the consultation responses received. Further details of this event are outlined on the consultation website.

Once this has been completed, the proposals will be finalised and it is intended that an application for Planning Permission will be submitted to the Council in late September 2025.



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