

SUPPLEMENTARY GUIDANCE

TOLLCROSS TOWN CENTRE

DRAFT FOR CONSULTATION

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Introduction

Tollcross Town Centre is one of Edinburgh's nine Town Centres. Within these centres, the Council is committed to ensuring they continue to serve those who live, work, visit and shop there. One way it does this is by guiding when a shop unit can change from a shop use to another use suited to a Town Centre. This document sets out when the Council will give planning permission for changing the use of a shop unit in Tollcross Town Centre.

This document sets out when the Council will give planning permission for changing the use of a shop unit in Tollcross Town Centre from a shop use to a non-shop use. It is prepared in accordance with Policy Ret 9 : Alternative Use of Shop Units in Defined Centres of the Local Development Plan and applies to all units within the town centre. It is intended to frequently review this guidance to reflect changing shopping trends.

Tollcross Town Centre

The Town Centre is shown on the map at the back of the document. A mix of uses currently exist including shops, offices, cafes and bars. **Where a unit is used as a shop, it is necessary to get planning permission from the Council to change to another use.**

The continued existence of a variety of shops is seen as critical to the health of Tollcross. However, there are also benefits in allowing shops to change to other uses that maximise the Town Centre's easily accessible location for the community. It is therefore felt that, in certain areas, permitting a change of use to a office or a cafe/ restaurant use would enhance the town centre.

To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential are not acceptable. To prevent excessive concentration, no new hot food takeaways will be allowed. New cafes and restaurants must not lead to an unacceptable impact on living conditions for nearby residents.

Aims and Objectives

This document will support the vitality of Tollcross town centre as well as contributing to the success and vision of Edinburgh. The Guidance supports Tollcross town centre in being inspired, connected, fair and thriving through

- Supporting the enhancement of public realm and active travel networks in the town centre
- Creating a thriving town centre through supporting a mix of uses, whilst retaining retailing as the primary function of the town centre
- Consider the contribution the use of units can make to placemaking
- Providing a flexible approach to change of uses to meet the demands of a growing economy and changing society and
- Contributing to the quality of life of Tollcross residents and visitors.

Gilmore Place

It is proposed to remove Gilmore Place from the town centre boundary as this is a one sided retail parade with limited passing trade. Allowing these units to change would not detract from the overall character of Tollcross Town Centre. This change is recommended for the next Local Development Plan.

What is a shop unit?

Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

What is a shop use?

A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, launderette or dry cleaners. All where the sale, display or service is principally to visiting members of the public. (These types of use are grouped together and collectively called Class 1 Shops)

Types of non-shop uses

Changing a shop to non-shop use is known as a “change of use” and will always require an application for planning permission. Non-shop uses which may be acceptable in the Tollcross town centre include:

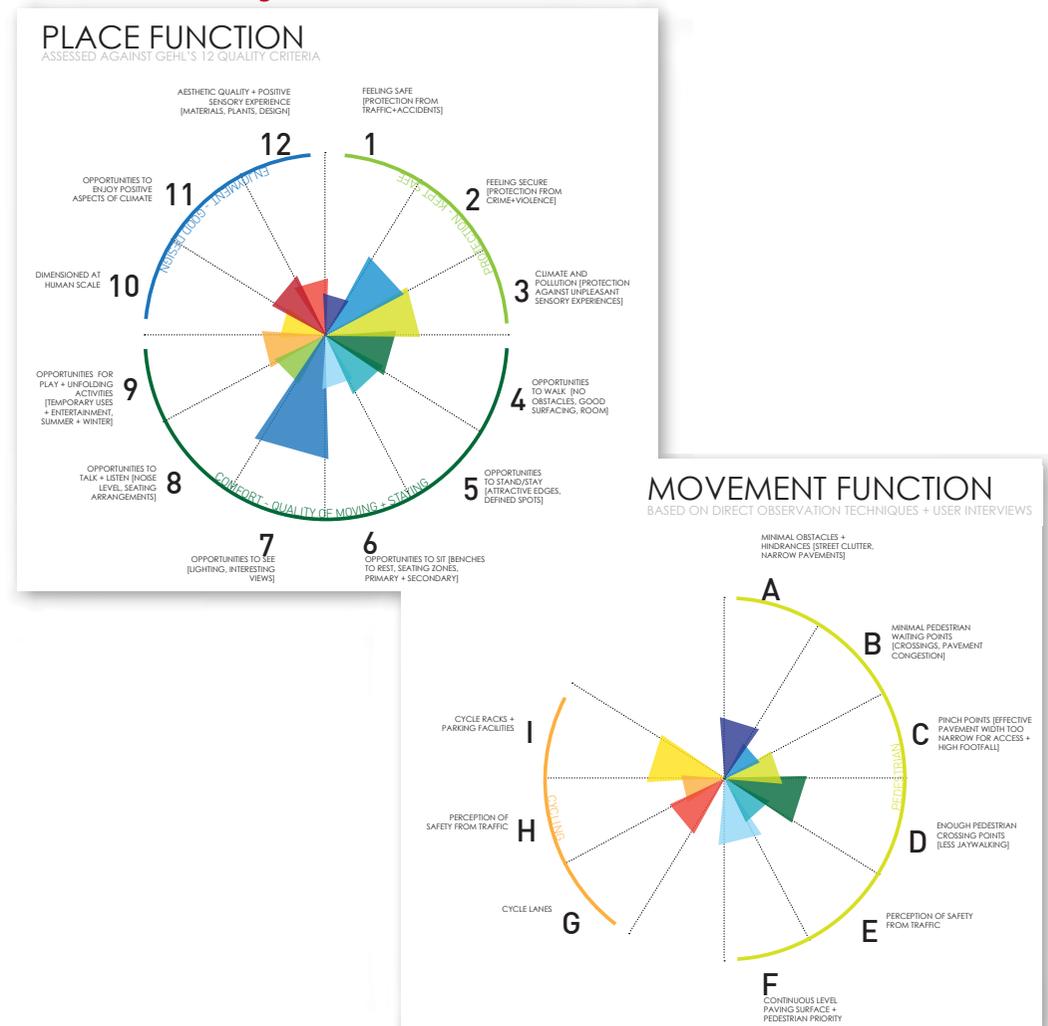
- Service uses - lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets (*These types of use are grouped together and collectively called Class 2 Financial, professional and other services*)
- Food and Drink consumed on premises - restaurant, cafe, snack bar (*These types of use are grouped together and collectively called Class 3 Food and Drink*). Public houses and hotfood take-aways will not be considered acceptable.

We have produced [Guidance](#) on what changes of use are permitted and when an application for planning permission will be required.

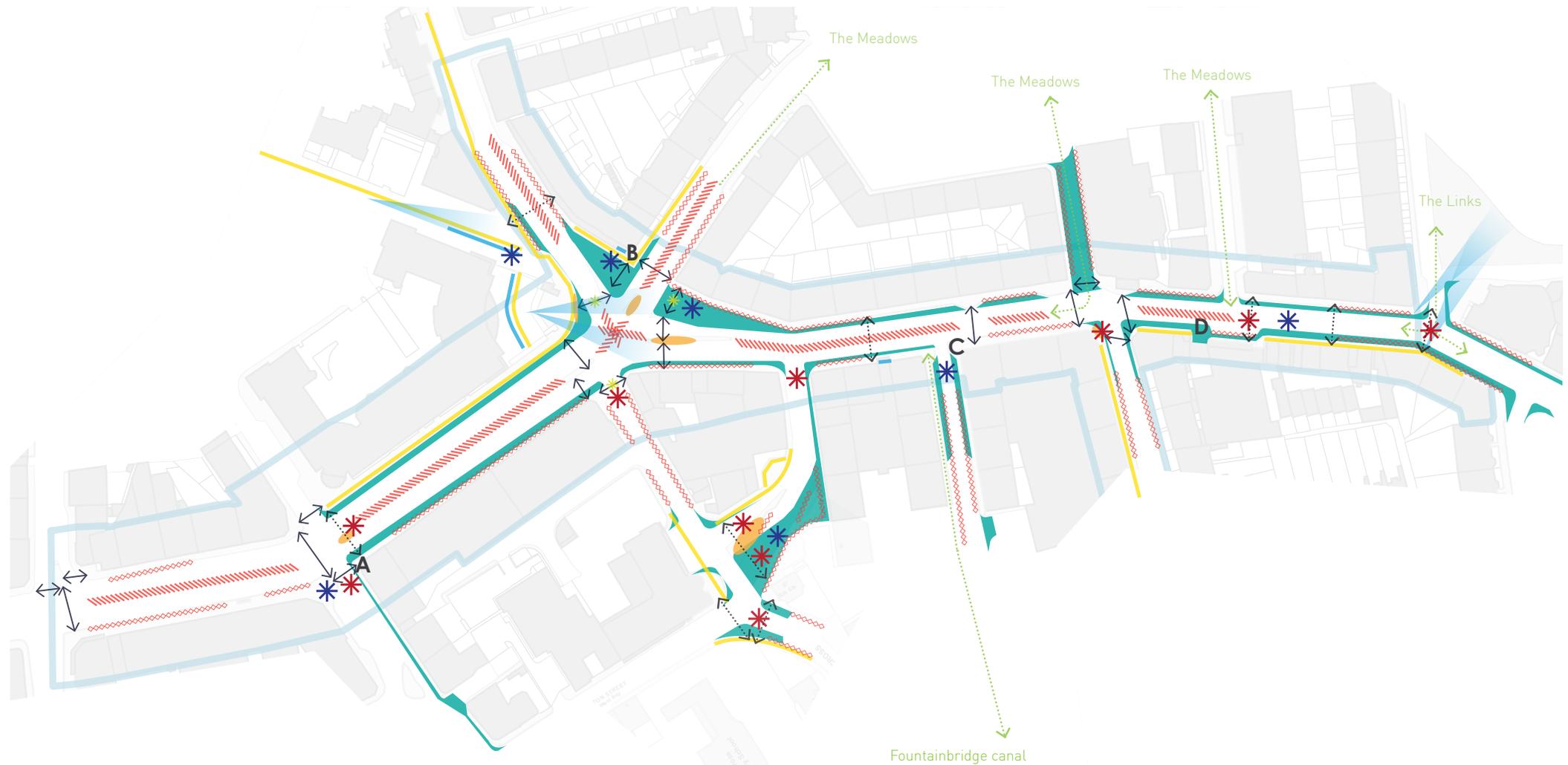
Key Findings

A town centre health check and Public Life Street Assessment has been undertaken to assess the strengths, vitality and viability and weaknesses of the town centre. Some of the key findings are shown below.

Place Function Diagram



Overall Analysis Map



	Key areas of conflict between pedestrians and traffic. Where pedestrians are trying to move freely between different parts of the town centre or cross the street but traffic or parked cars are proving a hazard or barrier.		Town centre boundary.		Barrier to urban connectivity e.g. road with multiple lanes	A	Key location at which research was conducted [labelled A to D].
	Favourable microclimate (sun, mostly sheltered from wind)		Existing public life - primarily relating to active shop fronts, bus stops, parks, benches or other gathering places conducive to staying activities.		Places cars or coaches regularly park, including loading bays and single yellow lines, as well as unofficial locations cars/coaches/taxis observed stopping regardless of legality. This creates a barrier restricting pedestrian visual and movement connection with the opposite side of the road, and effectively prioritises car parking over bus lane, cycle route or wider pavement for pedestrians.		Potential opportunity for key improvement for public life
	Key positive views		Key walking / cycling connections to nearby green spaces and canal.		Increase visual and walkable connection between both sides of the road / possible new pedestrian crossing.		Particularly long waiting times for pedestrian crossings.
	Existing pedestrian crossings.		Road carriageway that could be used instead for wider pavement to better prioritise pedestrian experience e.g. addition of raised tables, reduced corner radii, increased pavement width, improved drop kerbs.				Locations pedestrians particularly vulnerable [lack of protection from vehicles on traffic islands, narrow corners]

SWOT Analysis

Strengths

- Small scale active independent shops
- Proximity to larger open spaces
- High footfall
- Vibrant, young, diverse and multi-cultural community

Weaknesses

- Lack of planting and street trees
- Poor pedestrian priority at crossings
- Large bins and insufficient bike parking
- Uneven pavement surfaces

Opportunities

- Enhance pedestrian and cycle connections
- Addition of seating and street trees
- Opportunities for redesign of Tollcross junction
- De-clutter town centre

Threats

- Street clutter
- Lack of safe, easy, walking routes
- Uneven surfaces
- Traffic volume

Policies

TC1 The change of use of a shop unit to a non-shop use will not be permitted, (with the exception of the corner units where Class 3 Food and Drink uses are considered appropriate) on the following frontages: :

- 120–148 Lothian Road
- 2-48 Earl Grey Street
- 1-65 Home Street (proposed additional frontage)

Justification

There are few class 1 retail units remaining on this 1-65 Home Street. Protecting this frontage from the loss of more class 1 units will help retain retailing as the primary function of the town centre.

TC2 Elsewhere within the defined boundary of Tollcross the change of use of a shop unit to a non-shop use will be permitted provided the proposal is:

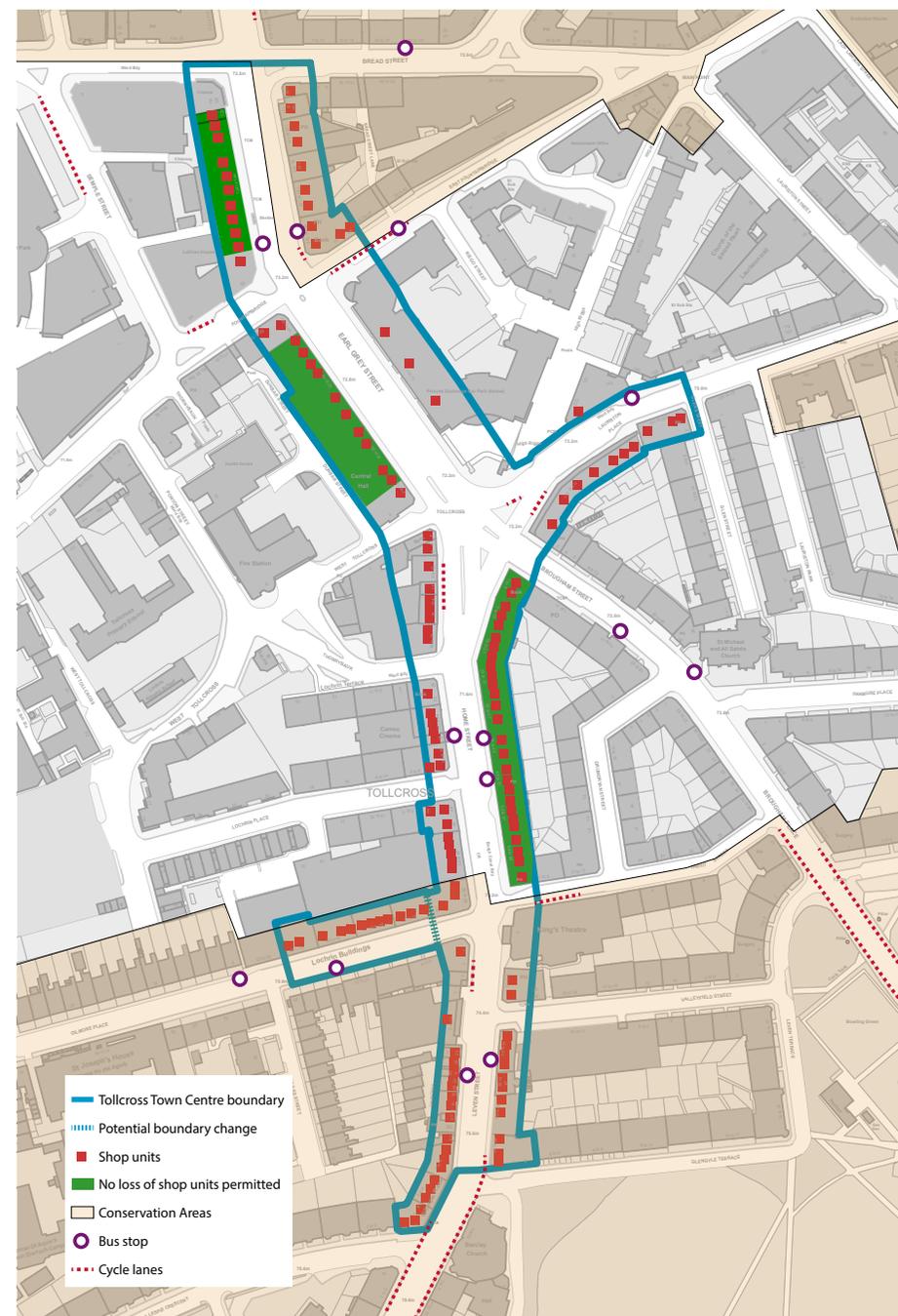
- a) Class 2 Financial, professional or other services
- b) Class 3 Food and Drink uses
- c) an appropriate commercial or community use which would compliment the character of the centre and would not be detrimental to its vitality and viability.

Other Relevant Information

Other relevant policies in the [Local Development Plan](#) include:

- Ret 1 Town Centres First
- Ret 3 Town Centres
- Ret 7 Entertainment and Leisure Developments
- Ret 9 Alternative Use of Shop Units in Defined Centres
- Ret 11 Food and Drink Establishments
- Des 13 Shopfronts
- Env 3 Listed Buildings – Setting
- Env 4 Listed Buildings – Alterations and Extensions
- Hou 7 Inappropriate Uses in Residential Areas
- [Guidance for Businesses](#)
- [Edinburgh Design Guidance](#)

This document deals with the principles of changes of use for planning purposes. Food and drink, pub and hot-food takeaway uses will often require other consents and are subject to separate controls for alcohol, hours of operation and outdoor pavement seating. For more information on these see the Council's website on the One Door Approach to development consents.





Further information

online: www.edinburgh.gov.uk/supplementaryguidance

email: localdevelopmentplan@edinburgh.gov.uk

