

Integrated Impact Assessment

Summary Report Template

Each of the numbered sections below must be completed

Interim report		Final report	✓
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(Tick as appropriate)

1. Title of plan, policy or strategy being assessed

Demolition of the 1960s extension located to the rear of Dundas House and the erection of a new extension to accommodate a music and performing arts venue. Application reference number: 18/04567/FUL.

2. What will change as a result of this proposal?

The redevelopment of the rear of Dundas House will see the creation of a new high quality music and performing arts venue and associated public realm in the city centre. However, in doing so, it will also see the loss of existing office space in the city centre.

The redevelopment will deliver a 1,000 seat concert hall together with a 200-seat studio, for public performances, rehearsal, and the delivery of a wide range of education programmes. It will also provide a new pedestrian route through the site and new public realm and landscaping. The development will be accessible, sustainable and of a high design quality and will encourage pedestrian movement. However, it will also lead to an increase in service vehicles, but a reduction in car parking.

3. Briefly describe public involvement in this proposal to date and planned

A comprehensive approach to public engagement has been undertaken in support of this planning application including two public exhibitions, consultation with the community council and other interested parties. A pre-application consultation report has been submitted alongside the planning application which is satisfactory. Members of the public and consultees have also been provided the opportunity to make comments on the application as part of the statutory planning assessment process.

4. Date of IIA

An initial meeting was held on 8th October 2018 to discuss the evidence list. A follow up meeting was held on 27th February 2019 to discuss the checklist and complete the report.

5. Who was present at the IIA? Identify facilitator, Lead Officer, report writer and any partnership representative present and main stakeholder (e.g. NHS, Council)

Name	Job Title	Date of IIA training	Email
Emma Fitzgerald (Lead Officer)	Senior Planning Officer		Emma.fitzgerald@edinburgh.gov.uk
Bruce Nicholson	Team Manager		Bruce.nicholson@edinburgh.gov.uk
Kofi Appiah	Transport Officer		kofi.appiah@edinburgh.gov.uk
Jackie McInnes	Senior Planning Officer	25 April 2018 3 May 2018 20 June 2018 5 September 2018 8 November 2018	jackie.mcinnnes@edinburgh.gov.uk

6. Evidence available at the time of the IIA

Evidence	Available?	Comments: what does the evidence tell you?
Data on populations in need	No	n/a. The planning application relates to land use and the physical fabric of buildings.

Evidence	Available?	Comments: what does the evidence tell you?
Data on service uptake/access	Yes	n/a.
Data on equality outcomes	Yes	n/a.
Research/literature evidence	Yes	
Public/patient/client experience information	Yes	
Evidence of inclusive engagement of service users and involvement findings	Yes	<p>The pre-application consultation report documents the public engagement undertaken for the application.</p> <p>Key stakeholders have been consulted through the planning application process.</p> <p>The public has been provided the opportunity to comment on the application through the assessment of the planning application and these comments have been considered as material considerations to the planning application.</p>
Evidence of unmet need	Yes	n/a.
Good practice guidelines	Yes	<p>Local Development Plan</p> <p>Edinburgh Design Guidance</p>
Environmental data	Yes	<p>The following technical documents have been assessed as part of the planning application submission.</p> <ul style="list-style-type: none"> • EIA Report • Noise Impact Assessment • Surface water management plans • Habitat/ecology surveys

Evidence	Available?	Comments: what does the evidence tell you?
		<ul style="list-style-type: none"> • Tree survey
Risk from cumulative impacts	Yes	
Other (please specify)		
Additional evidence required		

7. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Positive</p> <ol style="list-style-type: none"> 1. The creation of a high quality environment and new public building 2. New high quality public realm offering level access throughout. Accessible facilities within the building itself, for example disabled toilets, lifts, disabled access. The venue offers education and cultural learning facilities, which could offer a positive impact on health and wellbeing. The site is very accessible by a range of public transport methods, including the tram which offers good disabled facilities. 3. Creative learning and inclusive outreach will have a prominent position in the new venue, including early years music and movement, special concerts for young people, creative projects with children, university residences and special needs works, as well as dementia care. 4. The applicant has agreed to use City Region Deal procurement Community Benefit clauses to 	<ol style="list-style-type: none"> 1. All populations 2. Disabled people 3. Young people, children and older people 4. Those vulnerable to falling into

<p>support inclusive employment practices and other opportunities to meet inclusive growth targets. This includes involving those socio-economic groups currently under-represented as participants. The venue will also let the rehearsal space for educational outreach activities at no or little cost.</p> <ol style="list-style-type: none"> 5. The venue is accessible by all modes of public and active transport, including train, tram, bus and bike. 6. The site will be opened up with new public routes through, integrating it into the neighbouring developments. 7. The venue will offer an accessible employment base <p>Negative</p> <ol style="list-style-type: none"> 1. Lack of dedicated disabled drop off spots and parking bays. 2. No mention of whether the venue will offer a range of captioned, audio described, relaxed and sign language interpreted performances 3. Loss of office space in the city centre 	<p>poverty</p> <ol style="list-style-type: none"> 5. Rural/semi-rural communities and coastal communities 6. Urban communities 7. Full time, part time and shift workers. <ol style="list-style-type: none"> 1. Disabled people 2. Disabled people 3. Business community
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<p>Environment and Sustainability</p> <p>Positive</p> <p>The development will meet CEC sustainability standards and is targeting BREEAM Good certification under the BREEAM 2014 New Construction scheme.</p> <p>Provision of new areas of landscaping will encourage biodiversity</p> <p>Reduction in car parking within the site with the removal of the existing office building</p> <p>High quality architecture proposed on the site, both internally and externally. Internally, the venue will be a</p>	<p>Affected populations</p> <p>Occupier</p> <p>All populations</p> <p>Neighbours</p>
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- 9. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

The Council's planning service provides information in line with the council's guidance for accessible information. Any written content on the planning process will be easy to read and jargon free and available via the translation service if required.

- 10. Does the policy concern agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use? If yes, an SEA should be completed, and the impacts identified in the IIA should be included in this.**

Yes. SEA not required (criteria not triggered).

11. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

Not applicable.

12. Recommendations (these should be drawn from 6 – 11 above)

Ensure planning application meets standards set in LDP and supplementary guidance.

- 13. Specific to this IIA only, what actions have been, or will be, undertaken and by when? Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and contact details)	Deadline for progressing	Review date
Banksmen required to manage the movement of service vehicles within the public realm	Impact Scotland (applicant)	On-going through the operation of the new venue	
The venue should offer a range of captioned, audio described, relaxed and sign language interpreted performances, where appropriate.	Impact Scotland (applicant)	On-going through the operation of the new venue	
The City Deal procurement process must be followed	Impact Scotland (applicant) / CEC	Prior and during construction phase	

14. How will you monitor how this policy, plan or strategy affects different groups, including people with protected characteristics?

Full assessment of planning application.

15. Sign off by Head of Service/ Project Lead

Name Michael Thain, Head of Place Development

Date

16. Publication

Send completed IIA for publication on the relevant website for your organisation. [See Section 5](#) for contacts.

Section 5 Contacts

- **East Lothian Council**

Please send a completed copy of the IIA to equalities@eastlothian.gov.uk and it will be published on the Council website shortly afterwards. Copies of previous assessments are available via

http://www.eastlothian.gov.uk/info/751/equality_diversity_and_citizenship/835/equality_and_diversity

- **Midlothian Council**

Please send a completed copy of the IIA to zoe.graham@midlothian.gov.uk and it will be published on the Council website shortly afterwards. Copies of previous assessments are available via

http://www.midlothian.gov.uk/downloads/751/equality_and_diversity

- **NHS Lothian**

Completed IIAs should be forwarded to impactassessments@nhslothian.scot.nhs.uk to be published on the NHS Lothian website and available for auditing purposes. Copies of previous impact assessments are available on the NHS Lothian website under Equality and Diversity.

- **The City of Edinburgh Council**

Completed impact assessments should be forwarded to Strategyandbusinessplanning@edinburgh.gov.uk to be published on the Council website.

- **City of Edinburgh Health and Social Care**

Completed and signed IIAs should be sent to Sarah Bryson at sarah.bryson@edinburgh.gov.uk

- **Edinburgh Integration Joint Board**

Completed and signed IIAs should be sent to Sarah Bryson at sarah.bryson@edinburgh.gov.uk

- **West Lothian Council**

Complete impact assessments should be forwarded to the Equalities Officer.