



SUPPLEMENTARY GUIDANCE

GORGIE / DALRY TOWN CENTRE

Introduction

Gorgie/Dalry 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 producing guidance setting out 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 Gorgie/Dalry 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.

Gorgie/Dalry Town Centre

Gorgie/Dalry Town Centre area is shown on the map at the back of the document. A mix of uses currently exists within the town centre including shops, cafes and pubs. **Where a unit is used as a shop, it is necessary to get planning permission from the Council to change to another use.**

Ensuring that Gorgie/Dalry Town Centre has a variety of shops is important in maintaining it as a destination for shopping. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. Allowing non-shop uses may also help to address vacancies which have arisen due to changing behavioural patterns in shopping such as an increase in online shopping. It is therefore felt that, in certain areas, permitting a change of use to a service use such as an office or a cafe/ restaurant use would enhance the town centre.

Pubs and hot-food takeaway uses will also be considered if these are felt to be appropriate for a certain location in the town centre provided they do not lead to an unacceptable impact on living conditions for nearby residents. To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential will not be permitted.

Aims and Objectives

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

- 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 Gorgie/Dalry residents and visitors.

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 where the Council will consider a change are:

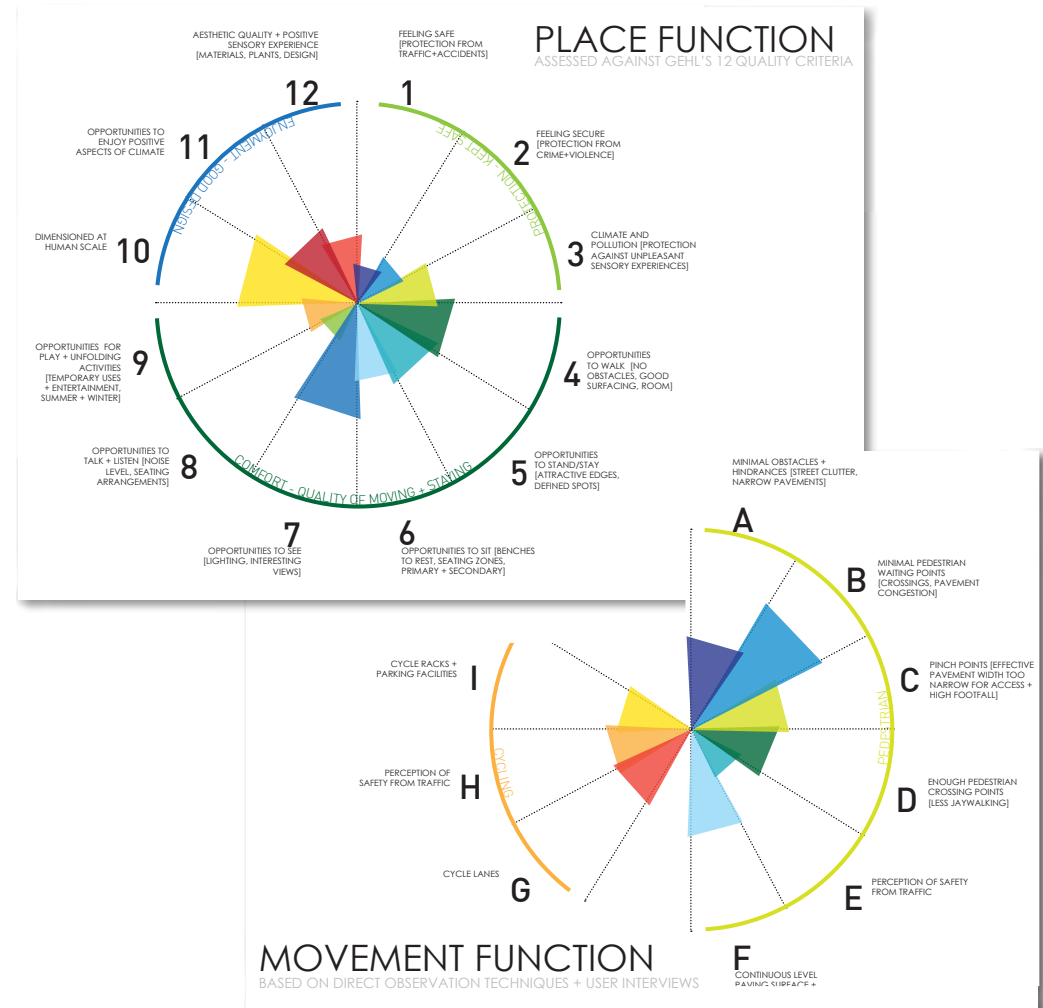
- Service uses - lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets (These types of use are grouped together and collectively called Class 2 Financial, professional and other services)
- Food and Drink consumed on premises - restaurant, cafe, snack bar (These types of use are grouped together and collectively called Class 3 Food and Drink)
- Pubs - sale and consumption of alcoholic beverages on premises
- Hot-food takeaways - Consumption of hot-food off premises

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

Key Findings

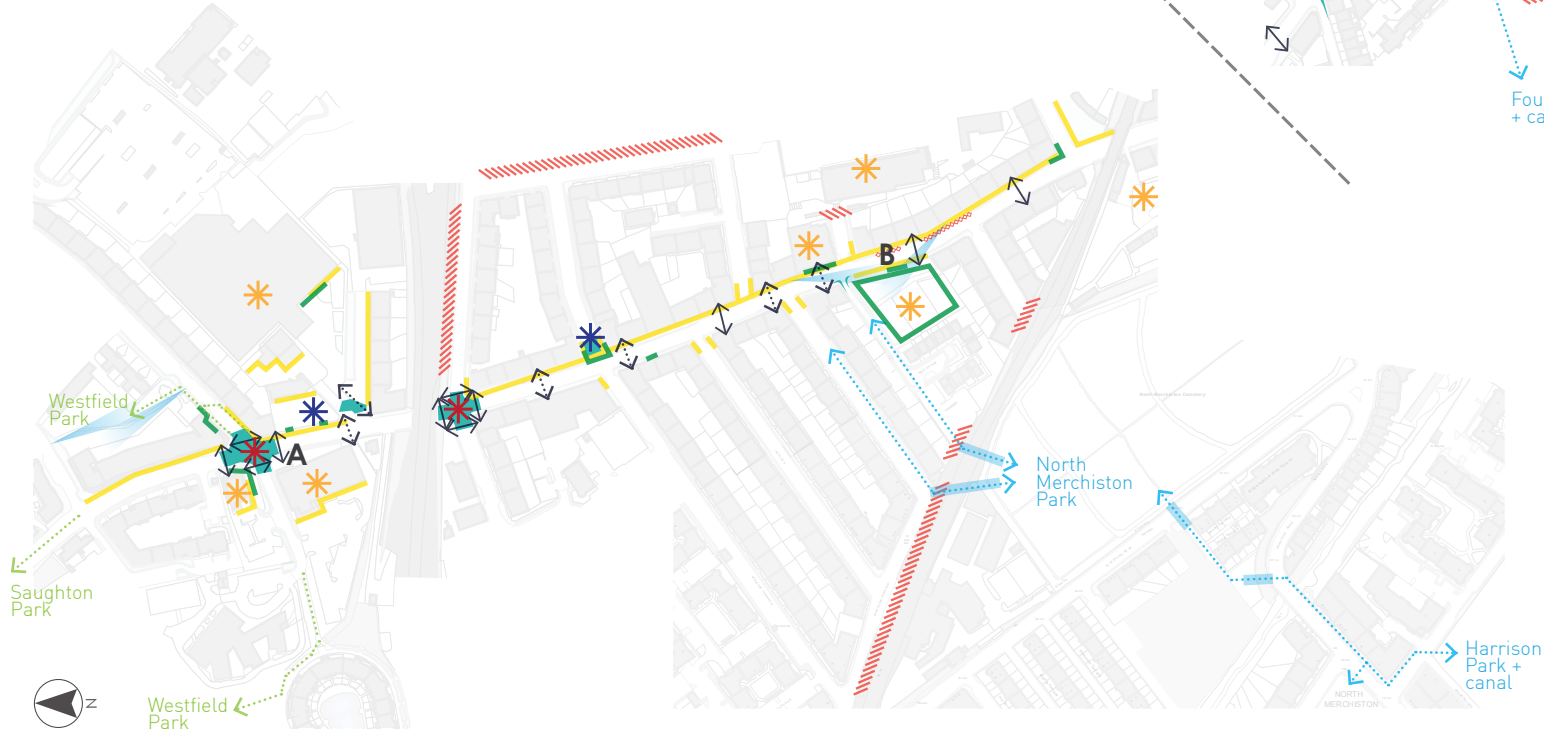
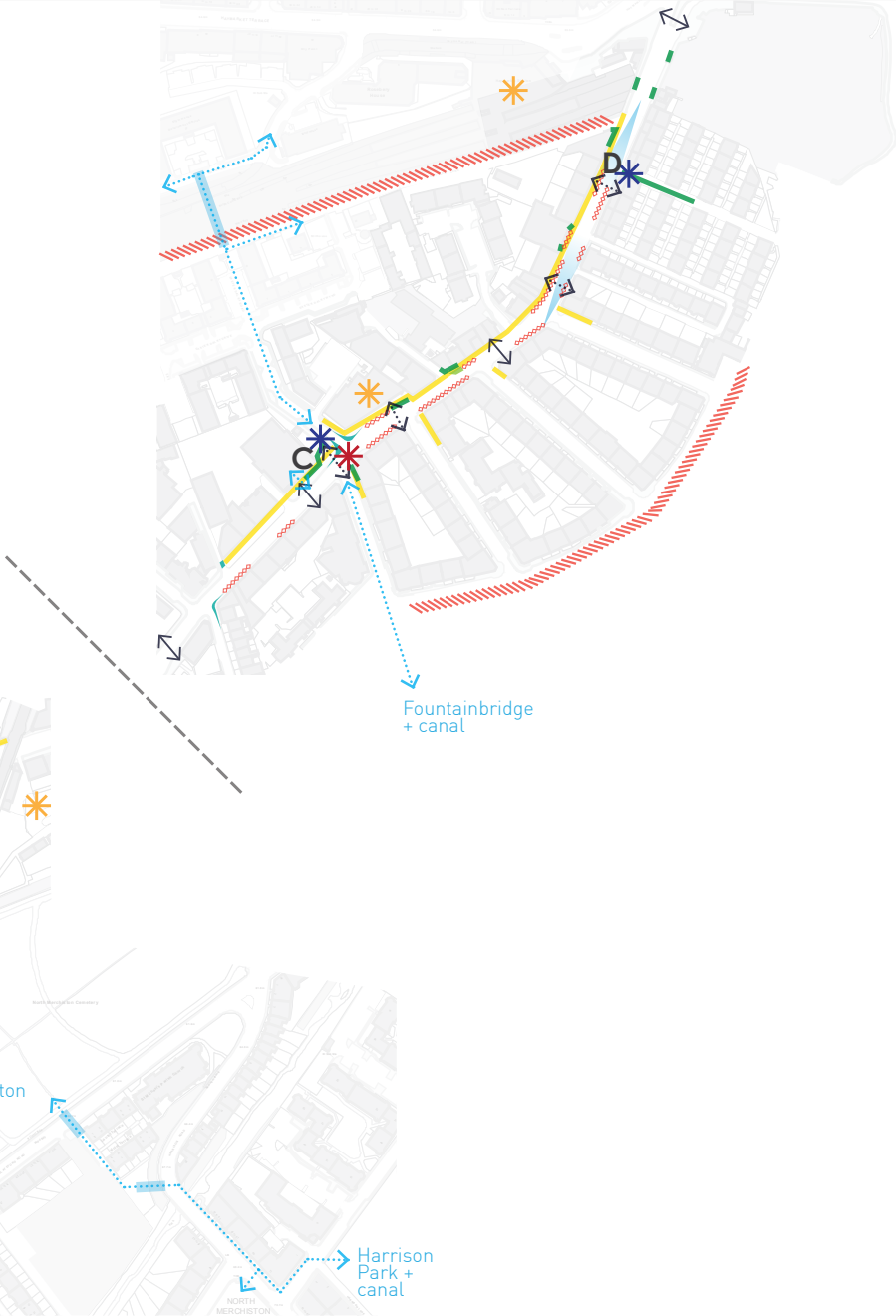
The Supplementary Guidance has been informed by a 'public life street assessment' carried out by design consultants for the Council. Some of the findings are shown below:

Place Function Diagram



Overall Analysis Map

	Popular destination locally		Potential for improved connection.
	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.		New foot/cycle bridge or crossing would enable improved connectivity.
	Favourable microclimate (sun, mostly sheltered from wind)		Barrier to urban connectivity e.g. railway line.
	Key positive views		Parking, including loading bays and single yellow lines. Places cars regularly stop - creating a barrier restricting pedestrian connection with the opposite side of the road, and effectively prioritising car parking over bus lane, cycle route or wider pavement for pedestrians.
	Existing pedestrian crossings.		Increase visual and/or walkable connection between both sides of the road e.g. new pedestrian crossing.
	Existing public life - primarily relating to active shop fronts, bus stops, parks, benches or other gathering places conducive to staying activities.	A	Key location at which research was conducted (labelled A to D).
	Key walking / cycling connections to nearby green spaces and canal.		Potential opportunity for key improvement for public life
	Better prioritising of pedestrians needed at minor road junction e.g. addition of raised tables, reduced corner radii, increased pavement width, improved drop kerbs.		



SWOT Analysis

Strengths

- Diverse small independent local businesses
- High footfall
- Good transport links
- Links to amenities and cycle routes

Weaknesses

- Lack of places to meet/gather
- Lack of green space
- Lack of dedicated cycle routes
- Fragmentation between Gorgie/Dalry

Opportunities

- Provide opportunities to meet socially
- Improve walking/cycling experience
- Integrate planting and street trees
- Enhance connectivity

Threats

- Car dominance
- Lack of green space
- Uneven pavements
- Street clutter

Policies

GD1 Planning permission will be granted for the change of use of a unit in shop use to a non-shop use *that is an appropriate commercial or community use* on the following frontages provided the change will not result in more than one third of the total number of units in the frontage being in non-shop use:

194-256 Gorgie Road

15-65 Dalry Road

18-78 Dalry Road

98-128 Dalry Road

GD2 Elsewhere within the defined Gorgie/Dalry Town Centre a change of use from a shop use to a non-shop use will be permitted provided the proposal is:

- **Class 2 – Financial, professional or other services**
- **Class 3 – Food and drink uses**
- **An appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability.**

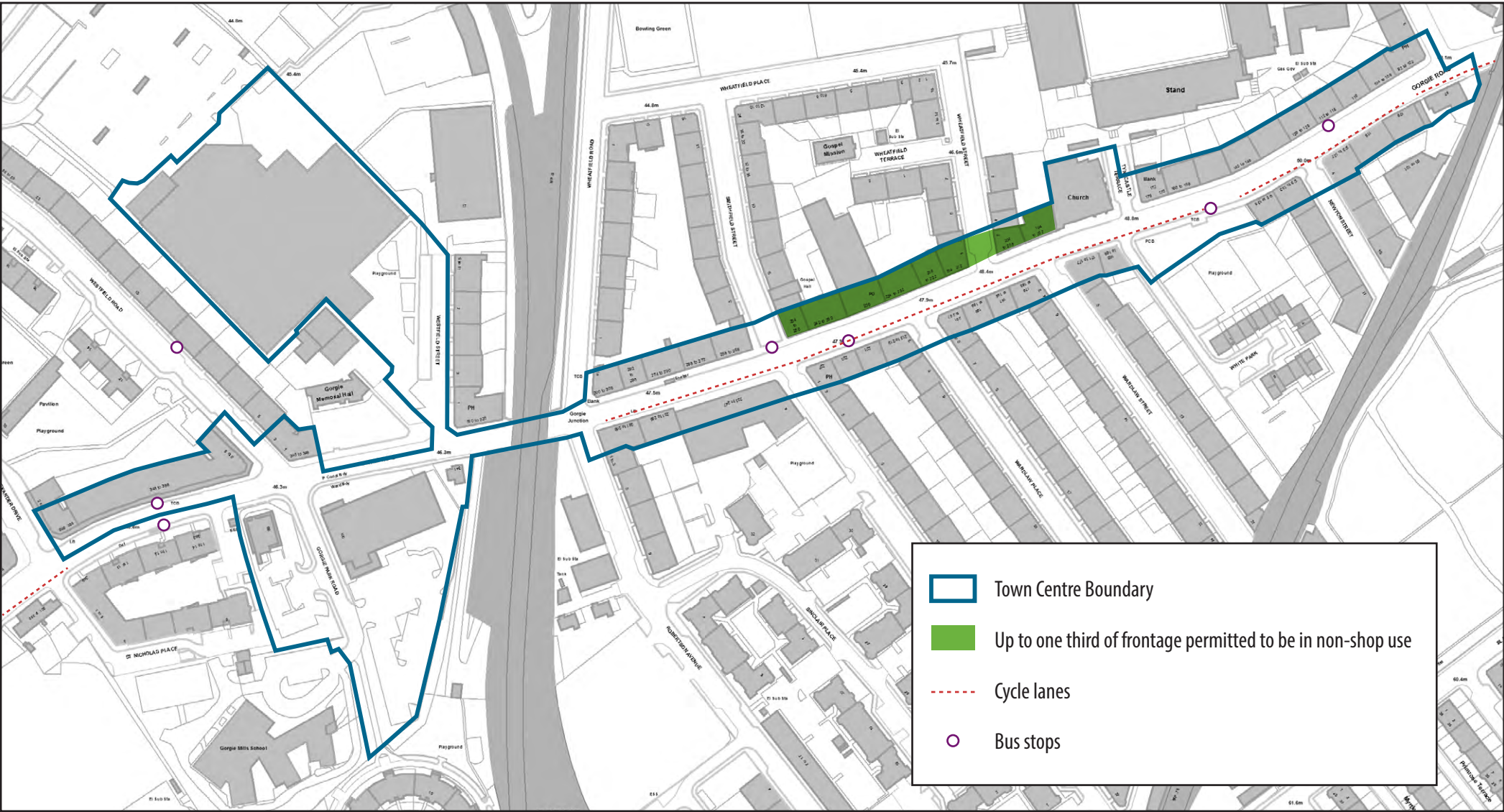
Other Relevant Information





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.

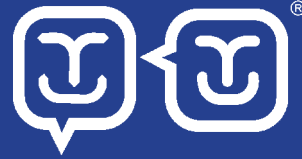
Gorgie Policies Map



-  Town Centre Boundary
-  Up to one third of frontage permitted to be in non-shop use
-  Cycle lanes
-  Bus stops

Dalry Policies Map





HAPPY TO TRANSLATE

ترجمے کے لئے حاضر آماندہر سہجے انوباد کررر

بسعنا اوفیر الئرجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

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