

SUPPLEMENTARY GUIDANCE

CITY CENTRE RETAIL CORE

FEBRUARY 2017

Introduction

The Council is committed to ensuring that the City Centre Retail Core continues 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 Retail Core. This document sets out when the Council will give planning permission for changing the use of a shop unit across the City Centre Retail Core area.

City Centre Retail Core

The City Centre Retail Core spans from Princes St to parts of George Street, west to Shandwick Place and East to the St James Centre (see map below). A mix of uses currently exists 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 the City Centre. However, there are also benefits in allowing shops to change to other uses that preserve and enhance the City Centre's vitality and viability. It is therefore felt that, in certain circumstances on Princes St, permitting a change of use to a cafe/ restaurant use would enhance pedestrian space on the City Centre Core Frontage by creating defined activity space through cafes/ restaurants with outdoor seating. Subsequent changes of use from Food and Drink units to financial, professional or other services will not be permitted, subject to the approval of an Article 4 direction by Scottish Ministers.

To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential and light industry are not acceptable. New cafes and restaurants must not lead to an unacceptable impact on living conditions for nearby residents.

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.

- The non-shop uses which the Council will consider a change to are:
- Professional Offices - 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 (not a public house or hot food take-away). (These types of use are grouped together and collectively called Class 3 Food and Drink).

Policies

ERC 1 City Centre Core Frontage (Princes Street)

Planning permission will be granted for new shop units meeting the criteria in policy Ret 1 or for the reinstatement to shop use. Proposals for the change of use of shop units on the Retail Core Frontage (defined in the map) to non-shop uses will only be permitted when:

- a. the proposal is for a change of use to Class 3 Food and Drink use; and
- b. it is in a location that can safely accommodate outdoor pavement seating; and
- c. the change of use applies to a shop unit floor area of under 500 square metres (gross).

ERC 2 City Centre Primary Frontage

In the City Centre Primary Frontages (defined on the map), the change of use of a shop unit to a non-shop use will be permitted provided:

- a. as a result of permitting the change of use, no more than one third of the total number of units in the frontage will be in non-shop use; and
- b. permitting the change of use, would not result in four or more consecutive non-shop uses; and
- c. the proposal is for an appropriate commercial or community use which would complement the character of the City Centre Retail Core and would not be detrimental to its vitality or viability.

ERC 3 Elsewhere in the City Centre Retail Core

Elsewhere in the City Centre Retail Core, the change of use of a shop unit to a non-shop use will be permitted provided:

- a. permitting the change of use would not result in four or more consecutive non-shop uses; and
- b. the proposal is for an appropriate commercial or community use which would complement the character of the City Centre Retail Core and would not be detrimental to its vitality or viability.

Core Frontages:

10 – 147 Princes Street, South St David's Street

Primary Frontages:

- 133a-167 Rose Street
- 68-2-2 Rose Street
- 77-131 Rose Street
- 106a-160 Rose Street
- 37-73 Rose Street
- 50-104 Rose Street
- 3-25 Rose Street
- 2-40 Rose Street

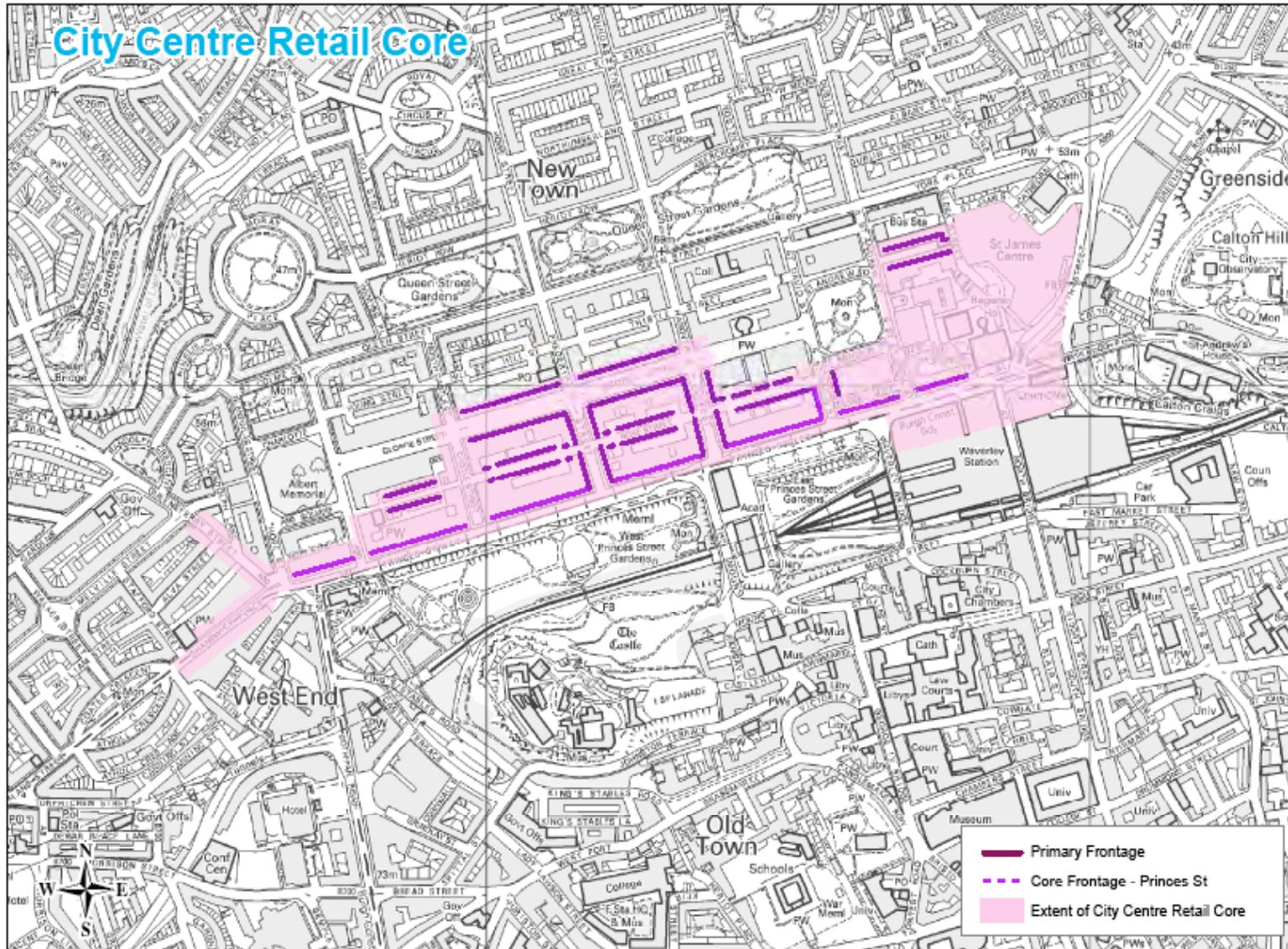
- 30-70 George Street
- 72-102 George Street
- 33a-69 George Street
- 71-109 George Street

- 6a-18 Frederick Street
- 20-36 Frederick Street
- 3a-19 Frederick Street
- 21-31 Frederick Street

- 2-24 Hanover Street
- 28-56 Hanover Street
- 3-31 Hanover Street
- 35-51 Hanover Street

- 6-19a South St Davids Street

- 1-15 Multrees Walk
- 16-27 Multrees Walk



Further information

online: www.edinburgh.gov.uk/supplementaryguidance email: localdevelopmentplan@edinburgh.gov.uk