

Policy BM 2 – Alternative Use of Shop Units in Secondary Frontages

In the Secondary Frontages, defined in [Table 2](#) (see Map 1 and Map 2), 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 half of the total number of units in the frontage will be in non-shop use; and
- b) the proposal is for an appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability.

Table 2 : Secondary Frontages

78 - 130 Bruntsfield Place

145 - 177 Morningside Road

Policy BM 3 – Alternative Use of Shop Units Elsewhere in Bruntsfield/ Morningside Town Centre

For those locations not within a 'frontage', but elsewhere within the Bruntsfield/Morningside Town Centre boundary, a change of use from a shop to a non-shop use will be permitted provided a 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

5. Links to other Policies and Guidance

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

- Ret 3 Town Centres;
- Ret 11 Food and Drink Establishments; and
- Hou 7 Inappropriate Uses in Residential Areas

Policy Ret 3 generally supports shop uses in town centres. Policies Ret 10 and Hou 7 consider the impact of proposals on nearby residents, such as public houses and hot-food takeaways.

One-Door Approach

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process. Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- Alcohol
- Hours of operation
- Outdoor pavement seating

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the Council's [Guidance for Businesses](#) or contact the [Business Gateway](#).

Edinburgh Street Design Guidance

Edinburgh's new [Street Design Guidance](#) brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes.

