



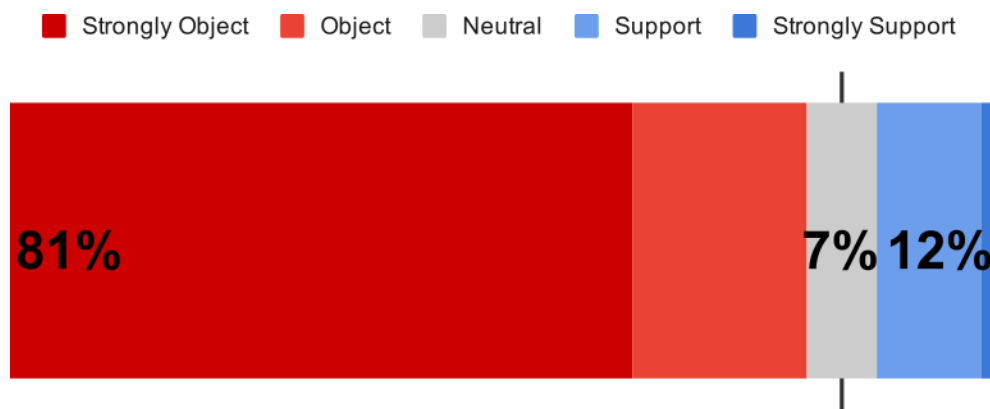
Christopher Sillick
Planning and Building Standards Department
City of Edinburgh Council
4 East Market Street
Edinburgh
EH8 8BG

ref: 20/00232/FUL | *Proposed alterations, extension and change of use from public house and residential to form three separate dwellings (two additional) including demolition of non-original extension. | 77 Promenade Edinburgh EH15 2EL*

Dear Mr Sillick,

The community council wishes to **comment** on this application for change of use from public house to residential. We undertook public consultation on the change of use aspect *only*, receiving 57 responses.

Overall respondents strongly objected to the change of use:



(Strongly object: 63.2%; object: 17.5%; neutral: 7%; support: 10.5%; strongly support: 1.8%)

There is clear affinity within the community for the current pub, a desire for it to stay. However there is also awareness of the personal and business circumstances behind the planning application.

Enclosed are all comments received during the consultation, including those not directly relevant to the change of use aspect.

Yours sincerely,

Mike Leeman
Secretary



Consultation comments

Position	Comment
Strongly Object	The Dalriada is a very important community hub. It is an inter generational meeting place and used for lots of different community groups as their meeting venue.
Strongly Object	This building has been a public house for longer than the current owners have owned it. The Dalriada is a really important part of community life, it is a public space that activates the east end of the prom and provides a focus for the community. It should not be lost in a quest for the most profit.
Strongly Object	Dalriada is more than just a bar, it's a focal point of the community, for social and cultural interaction, for adults and children.
Strongly Object	This is a legendary institution both within the local community and also in general for the wider Edinburgh community going to the beach. This should be conserved and really ideally be lead by the community. There are ample other opportunities for flat developments elsewhere, especially if Seafield etc is being opened up.
Strongly Object	As with many towns, Public Houses (Pubs) are in decline, providing fewer and fewer places for social interaction. In my lifetime Portobello has lost almost all its Pubs and this proposal would deal a further blow to the town.
Support	It'd be a shame to see the Dalriada go, but it's a perfectly reasonable proposal and I support the current owners' plans. The building was originally residential, and converting the part that is non-residential back into housing, in what is a residential area, is supported by policy. Also the proposed extensions are modest and have no adverse impact on the appearance of the building or its listed status.
Strongly Object	The Dalriada plays a hugely important part of the Portobello community. It promotes the arts through traditional live session music events, encourages participation, is open and welcoming to all walks of life is family friendly. It is also a key part of Tourist attraction during summer months offering a watering hole on the beach. The East end of the promenade is poorly served by retail and commercial outlets for the wider public. Most importantly though, the fact that there are proposed plans to convert the property into smaller apartments means the market value of the property is very high and prospective developers with deep pockets are likely to snap it up. However if it was simply being sold as a going concern, a running business , without the change of use then it would be more likely another publican would be able to afford and take over the running of the establishment. There remains a high demand for the general public to spend money in the area and this will be removed which will have a direct economic impact on jobs, etc.
Strongly Object	Pub
Strongly Object	Residential property on the promenade already takes up much of the space and is creating unaffordable housing that few locals can afford or need. Having a public venue with live music allows locals the chance to enjoy the prom and beach front without having to live there. My proposal to the owners would be to turn the listed building into a boutique hotel keeping the pub running and open to all including continuing with the live local music that they have uniquely provided for years. For such a lovely area of Edinburgh, there are few hotels in the area. This will bring in revenue and promote Portobello.
Object	The pub is a brilliant community resource.
Strongly Object	Vital facility for Portobello and a hub for the community. Helps improve public safety on Joppa end of Prom
Neutral	At that end if the promenade we are poorly served with social venues for eating etc and I therefore think it should remain as is with extended daytime opening hours



Strongly Support	
Support	It obviously can't pay its way as a pub so having a couple more houses on the Prom seems reasonable
Object	The facility looks well used in its current form and is an asset for the community as is. New owners would have ample scope to develop activities on such a site.
Strongly Object	We need a pub in a prime location to host community activities gathering on the promenade.
Support	<p>I wrote this on Porty People which reflects my views. Also, it was a residence, so it would be going back to its original use and restored to its original architecture part of the very rich cultural architectural heritage of Portobello'd make up. Any continuation as a pub would require radical interference in the building.</p> <p>"I know that a very well-funded major operator was interested in it over two years ago and rejected the idea. If such like were to buy it the last thing they would do is keep it as it is - it only vaguely make sense in the way Terry and his family have maintained and conducted it , which while romantic, fabulous and full of good memories, would only stay what it is if you were to find a younger version of Terry and his family with his same philosophy.</p> <p>There will be a new seafood lookout at the end of the eslanade, the Belfield has been bought for the community and needs using, the Ormelie remains an almost uniquely gloriously simple offer probably due to the sentimental indulgence of its very successful local owner, and the same man is spending a fortune re-vamping the Ship Inn. There isn't exactly a shortage of opportunity in the mix even if it is not the same thing. A little voice in me says that, despite its wondrous years, the Dalriada was a one off, unlikely proposition in the first place, and needs to move on. Those who, and I include myself, have enjoyed its eccentricity and succour will have to find new ways, new venues. Community spirit and gathering doesn't die because a building moves on. If that were the case all the old howffs and clubs inhabited by the artists, poets and philosophers of Edinburgh would still exist. They can be revived of course!😊</p> <p>I think we need to thank Terry and his family for a fantastic moment in modern times and allow him to maximise his funds for their future, and if that happens to be a different pub, or two flats, or single ownership, it should be allowed to happen, within the constraints of planning."</p>
Strongly Object	It is a cultural asset providing a venue for music and talks for the community. Joppa does not need anymore overpriced housing.
Strongly Object	current usage boosts the tourist appeal of Portobello
Object	has always been a great place for music events
Strongly Object	Any flats created by the suggested conversion would be very expensive - a further step in Portobello's gentrification which has seen its hitherto successful class mix changing irrevocably.
Support	The owner of the building is entitled to sell it and to use the proceeds to fund their retirement. They have provided a valuable community service but are also entitled to maximise their return on their investment in the community. Particularly when other similar venues exist in the area and a new one is going through planning. I thank them for their service and wish them well in their retirement.
Support	<p>Clearly the owner is needing to sell and make some money to live on which is fair enough. Don't expect the building from the front to be majorly changed.</p> <p>Will be a miss but giving what the Edinburgh licensing committee give to anyone don't see why this is really different in the great scheme of things. Will be a miss but understandable change needed.</p>



Object	There is very little in terms of amenities at this end of Portobello Promenade. The Dalriada has provided a focus for the local community to come together for many years.
Strongly Object	There is not enough places on the prom for people to use so why more houses/flats
Strongly Object	I'm sad we may lose the Dalriada, a much loved community pub. There are so many new houses being built around the area, it seems a real shame to lose a community space for more housing. Business like the Dalriada contribute to making Porty and Joppa a great place to live. The live music on Sundays in particular is brilliant and I'm very sad that it may be coming to an end.
Strongly Object	I object to the change of use. We need more local businesses and services, not more housing.
Strongly Object	A public house is a great local amenity and should be preserved. If the current owners cannot make a business from it, I'm sure someone else could.
Strongly Object	Because this is a vital community hub which offers much more than just a public house. It is a popular live music venue, holds numerous arts and crafts events and provides a social space not otherwise available at this end of the promenade. It is at the heart of the community.
Strongly Object	A huge loss of a community gathering space for Portobello. The Dalriada has a very vibrant scene of local musicians and Portobello has no viable alternative venue for this. In order to be a connected and vibrant community Portobello needs place for people to gather- for casual meetings, celebrations, weddings, funeral celebrations etc. The Dalriada currently provides this- it would be tragic to see this disappear. The change is also likely to be detrimental to their look of the building.
Neutral	It's their property they can do what they want.
Strongly Object	Loss of long standing community facility
Strongly Object	It's such a unique venue, would be a shame to lose it!
Strongly Object	This gives another hub to the beach, and enables more tourists/residents to enjoy the beach. So much could more could be done with this location as a business while converting it into residential would reduce the overall attraction of coming to the beach for a walk or a day. Well being and community cohesion would be damaged.
Strongly Object	Where does live music go now? Flats flats and more just like leith walk! Brown envelopes again!
Object	All the eating/drinking facilities are the other end of the prom. It also sets a precedent that existing facilities can be transferred in to residential spaces, attracting even more property developers to the area
Object	It's a wonderful community spot & unique. There are no other family friendly pubs in the vicinity. Loads of houses are being built here already.
Strongly Object	There are very few community spaces in Joppa itself and this is the only one that is widely used by all ages and backgrounds. The loss of this space would be detrimental to the community as well as leading to a loss of visitors to the area. It is a unique business and a unique space that brings a lot of the character of Joppa.
Support	No-one visits pubs these days
Object	Strong community place for families, would be really sad to lose this hub.
Strongly Object	Significant loss of amenity, particularly as there isn't anything else at that end of the prom. The Dalriada is a focal point for many community events eg Big Busk, Beach Race, markets etc. It provides a service that no where else in Portobello does with live music and comedy



	nights. It is THE pub on Edinburgh's beach, it is unique in Edinburgh in being the only pub with a beer garden looking right on to the beach and as such is a major draw for visitors to Portobello as well as locals. It would therefore be a significant loss not just to the local community but to Edinburgh as a whole. At a time when Edinburgh is waking up to the value and potential of its coastline and investing in it (Granton and Leith waterfronts) we should be protecting existing establishments such as this which 1. support community ties, helping develop and maintain the strong sense of community for which Portobello is well known, and 2. attractS visitors from elsewhere in Edinburgh and further afield with its associated economic benefit to Portobello.
Strongly Object	
Strongly Object	It's a pub where many people have gathered over the years for a friendly, fun environment and a cheap enough drink. It's a shame to lose that.
Strongly Object	Loss of valuable social hub when there isn't any other amenity in the area.
Strongly Object	I live just around the corner from the Dalriada and it is an institution for so many people. Especially at this end of Portobello / Joppa it is a very important hub for local people and visitors alike. Wether its the live music evenings or the pop up christmas markets or a hot drink by the fire in winter I cannot imagine Portobello without the Dalriada! Please keep this house public!
Neutral	I think it is moving this part of the walk further into residentials, but I do not think we should interfere.
Strongly Object	<p>Whereas the northern end of Portobello Prom has several eateries e.g. The Espy, The Beach House, Miros, Forresters etc; the southern end of the Portobello / Joppa Prom only really has the Dalriada as a drinking / eating place. Closing it down as a licensed premise will be reduce the appeal of this part of the prom and lead to more crowding at the northern end of the prom where the cafes / bars / restaurants are.</p> <p>In addition to this the Dalraida serves as a community hub with music and comedy events held on a regular basis. Opening up the building for potential residential use means the local community will lose out on this. Portobello recently received a neighbourhood award for community spirit and it is places like the Dalriada that hugely contirbute to that (I appreciate it might strictly be in Joppa but there are often arguments about where the Joppa / Portobello divide actually is!).</p> <p>If we carry on replacing valuable licensed bars / restaurants with residential properties then ultimately we will end up with soulless neighbourhoods with lots of houses and no communal areas where people can congregate. For this reason I strongly oppose the change of use from public house to residential.</p>
Object	The Dalriada currently occupies a unique place in the social/musical life of Portobello which will not readily be replaced elsewhere. It would probably be preferable to keep the premises as a small licensed hotel or B&B to maintain this facility though I appreciate there are difficulties with this. Nevertheless, the Dalriada has sufficient size and potential to remain as a viable business with the right people and the right ambition.
Strongly Object	I would be sorry top see a community asset such as the Dalriada, a venue for music, for relaxation etc. lost.
Neutral	It's the McGills property to do with as they see fit. If they can make more this way, as opposed to selling it as a going concern, then I congratulate them.
Object	
Strongly Object	The change will not benefit the community. We will lose a family friendly pub which gathered musicians, organised art events. A safe social place. The pub is well known and attracts visitors from beyond the local area.



Strongly Object	Adverse impact of new build on an important listed building which adds huge character to the Promenade. Loss of a community resource that enlivens the Promenade in a part of Portobello that needs social infrastructure of this nature.
Strongly Object	The dalriada is a fantastic mix of great music, beer and warm environment. I feel there are not enough eateries/pubs in the joppa end and it is essential that it stay as a public house. It is a great place for new music and comedy talent.
Strongly Object	I object to the above planning application for a change of use from public house and residential to form three separate dwellings. My objection is based on considerations of the needs of the local area, specifically the need for local facilities and services both to meet the needs of a growing population and seasonal tourism and to continue to foster community cohesion and wellbeing in Portobello
Strongly Object	The design of the extensions to the building is inappropriate and out of keeping with this historic building in the conservation area. The pub currently serves a vital social purpose for many members of the community, hosting various events/gatherings such as Book Festival events. With a growing population, we need more meeting/social spaces like this not fewer.
Object	Feel that the loss of facilities within the community such bar / restaurant is a real shame....part of the attraction of moving to the town!