



Robert McIntosh
Place Directorate
City of Edinburgh Council
Waverley Court
Edinburgh

ref: 21/02434/FUL - *Proposed residential development comprising 10x flats with associated car and cycle parking, infrastructure and landscaping*

Portobello Community Council wishes to **comment** on the above application concerning the site 30 metres north of 18 Pipe Lane, Portobello. We ran a consultation to gather the views of the community, attracting 58 responses. Overall respondents were split on the proposal, with roughly equal levels of support and objection.

We also asked questions regarding the main changes from the previously consented application, of which this site comprises an uncompleted final phase:

- Number of units: there was support for the reduction in number of units
- Parking (proposed 10 surface spaces vs use of constructed 18 underground spaces in adjacent development): split opinion
- Removal of commercial aspect: overall respondents were against this change, preferring active commercial usage fronting the Promenade
- View of kilns: strong support for maintaining views of the pottery kilns

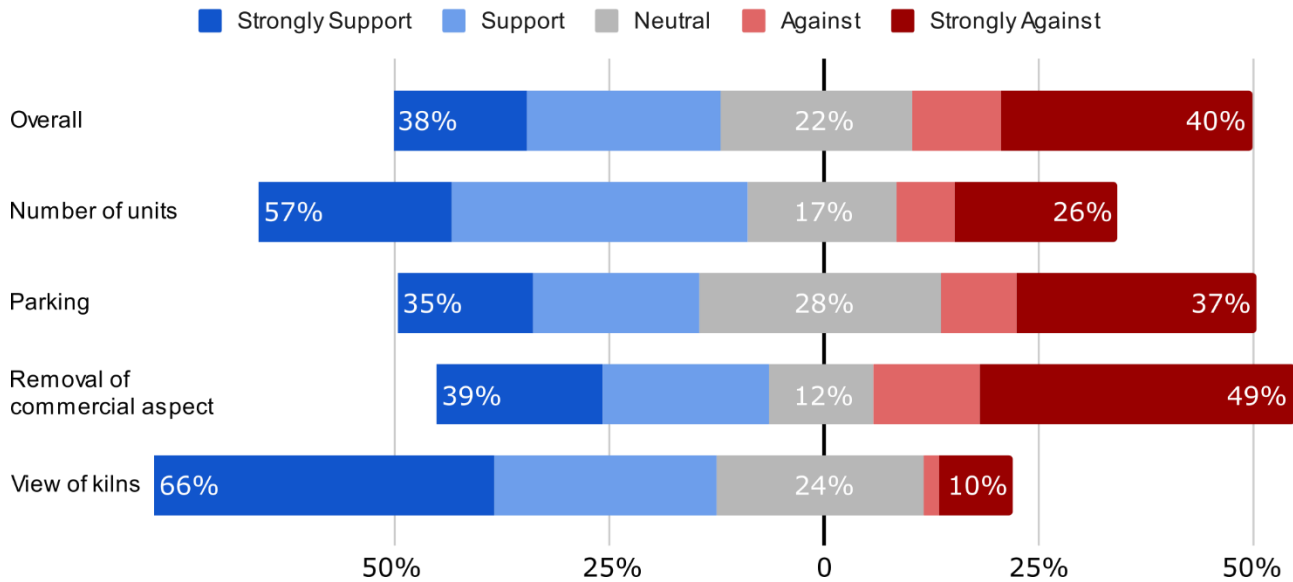
Respondents in the immediate vicinity of the development voiced specific concerns, primarily regarding traffic and the interface with the adjacent development – fencing, bin storage etc.

Full comments are attached, along with survey summary results.

Lee Kindness, Co-chair



Summary results



	Strongly Support & Support	Neutral	Strongly Against & Against
Overall	38%	22%	40%
Number of units	57%	17%	26%
Parking	35%	28%	37%
Removal of commercial aspect	39%	12%	49%
View of kilns	66%	24%	10%



Anonymised consultation responses

ID	Overall	Number of units	Parking	Removal of commercial	View of kilns	Comments
1085836	▼	▼	▼	▼	▲	This is an eyesore totally will spoil the views there is enough residential property on the prom already that's being there for long enough we don't need more housing in portobello no spaces for parking one doctors and 2 dentist one primary school .. we have new houses being built in the surrounding empty spaces already without spoiling our prom With housing
1688503	–	–	△	▲	–	
1893523	▽	▲	△	▽	▲	
2474728	–	–	△	△	–	
2535437	–	–	–	▼	△	
2959265	▼	▼	▼	▼	▼	Strongly against
3823023	–	–	–	△	△	Since these appear to be expensive flats, it would be good to know if the developers and Edinburgh Council have any commitment re genuinely affordable housing in the area
3991689	–	△	–	▲	△	
4129488	▼	▼	▼	▼	▼	
4158806	▽	–	–	–	▲	The reason I am neutral on some responses is that I oppose the application in its current form. I think five storeys is too high at that prime location on the Prom. I would not oppose two-storey development, though my preference would be for landscaping. The Portobello Eye (ferris wheel) was a great addition to the area last year, or at least it would have been were it not for the problems with Covid and the seeming incompetence of council officials in not knowing whether they could grant permission or not.
4194963	–	▲	–	▲	▲	I live in the MNM development next door and I look forward to this empty site being built on as soon as possible. It has been a nuisance to have unregulated parking, camper vans, litter on the land, and the use of the fence as a toilet. Not to mention the ferris wheel last summer! do not object to the new application but I would prefer it if the balconies were more similar to the ones on our development to give the two buildings a more harmonious profile. It is a better proposal without the town houses and the pop-up sixth floor that were in the previous application. We would all be much happier about this development if



						<p>the cars could be parked in the spaces allocated for them underground, but I understand that they are still being withheld by MNM. We do not understand why there is a deadlock over this and wish that the council could intervene!</p> <p>Our main concerns are about the boundary between our block and the new development and about the bin store. We hope that the 'temporary' fence that is there now will be replaced by something more permanent but hopefully not too obtrusive, and that the two areas of 'garden' will be in keeping with one another and that the new outside area will be properly maintained..</p> <p>We are very concerned about the bin store. The original plan was that our bins would be inside the Phase 3 building of our development which was never constructed. The present bin store was to be 'temporary' like the fence, and this one is untidy and an attraction for dogs and people to use as a toilet. There needs to be a way of providing our block with a bin store, either externally but a stronger construction, or we should be given access to an accessible bin store in the proposed development. This is the kind of thing that causes on-going conflicts, so we are very keen that it is sorted out before the plan is approved.</p>
4771430	▼	▽	▽	▼	△	<p>What is the point of the council having an affordable housing policy if there are exceptions argued every time there is a new development? If there are to be ten flats, two of them should be offered as affordable housing. The block also looks one storey too big. Ideally the adjacent block wouldn't have been given permission so close to the prom, creating cold dark shadows on the Prom in the afternoon, but that ship has sailed. The new block on the corner should continue the lines of the existing one.</p>
4837183	–	△	–	–	△	
4865412	–	△	–	△	–	
5080368	–	△	–	▲	–	
5127819	–	▲	▲	▼	▲	<p>The development should include opportunities for commercial business for cafes amusements etc to add to the community amenities and provide further business opportunities</p>
5223172	▼	▲	▼	▲	▲	<p>More need for a Car Park than flats area is full of cars parked stupidly on sunny days. A serious accident is going to happen and emergency vehicles will not get down the road.</p>
5341351	▼	△	△	▼	▲	<p>We do not need more residential properties on the prom, and I am very disappointed at the removal of the commercial aspect, as we need more on the prom for people to do. Why not have a place that could rent out paddle boards within a cafe and a pool hall or bowling ally. I miss the fun city pool hall.</p>



						<p>The on street parking in this area is already a nightmare and more parking restrictions or residents permits should be put in place, as during the summer months it is impossible to get in or out due to the volume of visitors that park in the street and block the road.</p> <p>The more flats that are built will only increase the problem as they will have visitors to them.</p>
5441488	▼	▼	▼	–	▼	It's not really possible to be wholly opposed to the building and at the same time support the developer's attempt to sweeten the pill.
5471161	–	▲	▲	▲	△	Portobello has a beautiful prom , this modern building will enhance the area and eliminate the useless space .
5732004	▼	▼	▼	▼	▼	As a resident of pipe street with a balcony view from my 2nd floor flat I have seen my sea view decrease more and more with the building of flats on the prom, I and my neighbours enjoy our Seaviews I strongly object to anymore flats being built that would take away the Seaview that I particularly love about living in my flat..I don't want this please consider other people's rights to the views that we have enjoyed for many years and gives great pleasure to see the views of the sea from our flats.
5830350	–	△	△	–	–	Pleased to see a scaled down development coming forward. How affordable these will be is now open to question, however using a brownfield site is in keeping with the LDP.
5900097	▼	▼	▼	▼	▲	I do not want more flats on the beach, the first ones built already robbed me of most of my view. The space should be used for communal reasons to be shared by all who love the beach. Not housing.
6454212	–	▲	▲	▲	▲	
6531131	–	▲	▼	△	△	Parking should be underground rather than taking up valuable ground space which would be better utilised as a green area with shrubs and small trees
6592240	–	△	△	▽	△	<p>There is a lot of property development happening in and around Portobello. To support this population rise, we need things like: additional parking spaces for visitors and new residents ; a new primary school ; a new local gp ; affordable housing.</p> <p>Ideally, this space would be landscaped into a park or developed as an open air paddling pool or swimming pool. That would hugely benefit locals and visitors to the area. Seeing as the space used to be a fun fair / amusements, it would be in keeping with its past if it's use was for entertainment, play, socialising, etc.</p> <p>Alternatively, the area could be put to use as a carpark to alleviate some of the local issues around parking and congestion.</p> <p>If it has to be made into residences, it should be lower</p>



						than this number of floors. With the proposed height, that part of the prom will be in near permanent shade, and the houses behind will lose their sea view. The development should include additional parking spaces for visitors to the area.
6657528	▽	△	▲	—	△	
6660739	—	▲	—	▲	△	
6786068	—	△	▽	▽	△	
6843455	▼	—	▲	—	▲	I strongly oppose to the building of ever growing number of flats on the promenade which is already overshadowed by cal buildings. Sea levels are also raising- Is it not time we think about that? Underground Parkin space, structurally?
6936831	—	△	△	△	—	
7029428	▼	▼	▼	▼	▲	
7087448	—	△	—	▲	△	The overall design is good, but the front balconies have glass fronts as opposed to the railings on the properties adjacent. I live in the number xx and I'm concerned about what will happen to our temporary bin store. I also hope the unsightly fence(that according to the sellers of our property is temporary) will be removed and a flowing landscape from our property to the new build will be put in place. My final point is the local traffic/parking. Driving up and down Bridge Street is a nightmare which has become worse recently. Please could double yellow lines be put at the bend of Bridge Street and consideration be given to opening up Pipe Street to make a one way system. There is also an increase of young families in the area, this measure would be more child friendly than the current mayhem.
7145571	—	△	—	▲	▽	Don't understand why people need to see the kilns from this angle.
7305702	—	▼	▼	▼	—	Current land owner is in a legal dispute with previous developer. The reason for this is down to land owner not paying monies due for the construction of the underground parking for the 18 units which was previously legally agreed. This is another angle by portobello sands to avoid paying what is due. This new proposal of 10 units is simply to avoid any developer contributions such as education, transport and roads infrastructure.
7456572	—	▲	△	△	▲	I live nearby so I'm not thrilled at the idea of more flats swamping the prom. However I recognise that there already is planning permission and I appreciate the scaled back approach. On a minor point, having looked at the images, I would say that the perimeter fence/wall planned for the site is out of keeping with the fencing round the rest of the flats there. It looks v high and unwelcoming.



7476777	–	△	–	▼	△	I'm very strongly in favour of the commercial aspects being retained ,
7544122	▽	△	–	▼	▲	
7559933	–	▽	▲	▽	▲	
7602476	–	▲	△	–	–	
7626981	–	▽	▼	▽	–	
7653176	–	▽	▽	▽	–	The legal dispute over the parking is simple. LAL/portobello sands are refusing to pay the previously agreed construction cost of the existing 18 spaces. They are trying to finds ways of getting out of paying and the new planning application is one of many. The main reason for the reduction to 10 is to avoid any planning contribution such as eduction and transport etc. They are trying to pull the wool over everyone's eyes.
7726451	▽	△	–	▼	▼	This complex should never have been approved in the first place due to the view of the magnificent Kilns being hidden behind the apartment complexes. This is really a serious oversight by the council. The extension now will completely block the view of these unique structures which are a historic focal point for visitors and locals. Please dont block the view of the fabulous Kilns. New flats could be built where there are bus depot etc Porty is for people, not just for profit
7811728	–	▲	▲	▲	▲	I think housing is good better than the derelict land but hope consideration is taken into account regarding existing householders daylight and obviously I think it imperative that the kilns are not lost!
7882994	▽	–	–	△	–	My main concern is that the proposed building isn't in keeping with the apartments that were built on the rest of the original site. They should be built in the same or a complimentary style. The images look ghasly on their own and jar with what's there already.
7944183	–	△	–	▼	–	I think there is a need for new housing but there must be a balance to provide amenity for the community. I would only support this application if the ground floor commercial element was reintroduced. In addition I think there should be some element of amenity space built into the external are of the plan such as seating areas with tables or bbq pits or some play area for kids. Not sure if support the plan for every flat needing a car.
7945873	–	△	▲	▽	△	Another positive proposal for Portobello. Having commercial on the ground floor would spread them more evenly along the prom and smooth out bottlenecks.
8085964	▼	–	▽	▼	▲	Already overdeveloped area. Not enough parking as is and this will just make it worse. Nothing for community as all commercial space removed(no cafes/shops added to beach area) and no green space added. No environmental considerations I this. Hiding view of killins which takes away some unique charm of area. Will just cast more shade and remove open space which will



						make prom feel even more crowded than is. Building will severely affect area for some time too.
8170712	–	△	△	△	▲	
8262861	–	▲	–	△	▲	
8678208	–	△	△	△	▲	I think that the Prom now has enough cafes etc that all spill out into the street. Streetscaping the area where the toilets and Oscars van are and a route round to Bridge Street as an attractive space for walking, alternative to the Prom, and free to use space for people to sit and eat out of the direct wind from the sea will be really important.
8877948	–	△	▽	▼	△	
8965648	▼	▼	▼	▼	▲	
8975043	▼	▼	▼	▼	▲	The building is too tall and will further distort the look of the area. Any parking allocation should be below ground. If they are building house I would rather there were more, more affordable flats than fewer ultra luxury flats. How many, if any, low cost housing or social housing units will there be? Will these be built to Passiv Haus standards and if not, why not? What renewable energy sources will be installed? This is just another substandard, ultra luxury blight that will benefit nobody.
9222849	▼	▼	▼	△	▲	The new building should be restricted to 8 Flats, particularly since surface parking is proposed in an already congested area.
9652174	▼	–	▼	▼	–	Does not enhance the area. Height will affect others views. We already have too many new residential properties in Portobello. Land would be better used as a public amenity.
9664197	▼	–	▼	▼	–	This a prime amenity area that would benefit from outstanding architecture and commerical units to provide an active frontage. The design is substandard for a conservation area and should not be granted permission. The surface parking is not compatible with the recreation area.
9951419	–	▲	▲	–	▲	

Key:

- ▲: Strongly Support
- △: Support
- –: Neutral
- ▽: Against
- ▼: Strongly Against