

Planning Committee 15 May 2006

Item 6 Caltongate Masterplan

Decision

- 1) To thank Mountgrange plc for their Masterplan, which sets out a vision for the important renewal of this part of central Edinburgh, for the consultation process which they initiated prior to the Masterplan, and for participating whole-heartedly in the Council's consultation, the results of which have informed the Committee's deliberations. To thank the local community and stakeholders for their contribution and to emphasise that this is the commencement of the Masterplan process for this Council and to welcome their continued involvement going forward.
- 2) To welcome the report from the Director of City Development and the alterations proposed therein to the draft Masterplan.
- 3) To recognise that the Masterplan site is both part of the Canongate area of the Old Town and part of the easterly extension of the City Centre along the Waverley Valley and as such will act as a transition and have characteristics of both.
- 4) To recognise the issues raised during the consultation process and agree in principle the recommendations set out in the report by the Director of City Development subject to revisions to the Masterplan to take account of:
 - (a) the dominant historic character of much of the Old Town, which is a fine grain with compressed spaces and narrow "feu widths" with later super-impositions of larger uses and an emphasis on pedestrian permeability;
 - (b) the need to support the social composition of the Old Town through a good mix of type and scale of uses and of house types and sizes and the 25% affordable housing target;
 - (c) the Edinburgh World Heritage Site Management Plan;
 - (d) contrary to the recommendation at paragraph 3.58 of the Director's report, the possibility that the right building, even at two storeys, could be built to the west of the proposed new steps in Jeffrey Street, adding to the amenity of that street and framing views to Calton Hill and Princes Street;
 - (e) contrary to the recommendation at paragraph 3.82 of the Director's report, the bridging of New Street may be possible and the Masterplan is not amended, but the case has not been fully made and support will depend on the final design stage;
 - (f) in addition to the recommendation at paragraph 3.92 of the Director's report, a priority to pedestrian and cycle use as "Parliament Way" moves to the east of

New Street;

- (g) in addition to the recommendation at paragraph 3.99 of the Director's report, the reduction of the breakthrough into the Canongate to be of such a width that normal motor vehicle access is not possible and that the pavement of Canongate at this point is unbroken, with final determination of the design of the breakthrough reserved to the planning application stage;
 - (h) contrary to the recommendation at paragraph 3.110 of the Director's report, adherence to the concept of a new stepped route to Regent Road, with Section 75 contributions allocated to that, and every effort being made to identify additional sources of funding;
 - (i) contrary to the recommendation at paragraph 3.123 of the Director's report, the unsuitability of one-way traffic systems to inner urban areas and the need to dispense with them wherever possible;
 - (j) in addition to the recommendation at paragraph 3.125 of the Director's report, the achievement of carbon neutrality across the site in terms of procurement, construction and use;
 - (k) the recording and display of the existing site, layout and historical content, possibly in the form of information displays in the new square in consultation with the local community.
- 5) To note that the architectural examples in the Masterplan document are not part of the Masterplan and are not endorsed by the Committee.
 - 6) To instruct the Director of City Development to report in conjunction with the revised Masterplan on the implications of options for the realignment or retention of Cranston Street.
 - 7) To note the ongoing Strategic Environmental Assessment process.
 - 8) To agree that the finalised version of the Masterplan be presented to Committee for approval.