



## Gorgie Dalry Community Council

### Minutes

Monday 5th July 2021

#### Attendees

##### GDCC

Angela Astor - AA, Rona Brown - RB, Aiden Collins - AC, Joan Gordon (Chair) - JG.

##### CEC

Denis Dixon - DD, Samantha Findlay (Assistant to Ashley Graczyk) - SF.

##### MSP

Sarah Boyack

##### LOCAL RESIDENTS

Nancy Bryson - NB, Avril Cuthbert (Living Rent) - AC, Katriona Gillespie (Gorgie Collective) - KG, David McLennan (GDS Church) - DM, Neeru (Networking Group for South Asians) - N

##### TYNECASTLE DEVELOPMENT TEAM

Steven Black - SB, Luke McLellan - LM, Alex Orr - AO, Dan Teague - DT.

#### Welcome

JG opened the meeting, welcoming everyone and facilitated introductions.

#### Quorum and Apologies

Alex McKendrick (Secretary/Treasurer), Mathew Reilly (Engagement Officer), Judith Sijstermans

The meeting was not quorate.

#### Matters Arising

DD had not been able to get a name for the speeding concerns at the moment.  
Teagues owned the Tynecastle site.

#### Previous Minutes

To be carried over to the August meeting for proposal and seconding.

#### Tynecastle Development Presentation

AO thanked us for the invitation to present the uploaded presentation.

DT told us the site had lain dormant for ten years and was now near a state of collapse due to water ingress. Teagues had bought the land when the site had been put on the open market. They would save 30,000 square feet of the B listed building. Most of the other buildings on the site would be demolished.

Teagues are a local company - developers and builders. They build good quality homes and their record can be seen online.

They have included Community facilities in the plan, which would be on a long lease and would include maintenance of these facilities. They are in for the "long haul"

There will be many job opportunities at the site - approximately 200.

LM screen shared the presentation

The constraints on the development of the site are:-

1. Poor condition of the building
2. Proximity to the North British Distillery.
3. " to Western Approach Road.
4. " to Tynecastle Stadium.
5. Presence of HSE Consultation Zone
6. Existence of a sewer running through the site.

In direct response to the site constraints the following aspirations were set out:-

1. Retain and restore the original B listed school buildings.
2. Mitigate industrial and traffic noise.
3. Mitigate issues with air quality and odour.
4. Avoid residential accommodation within the HSE Consultation Zone.
5. Focus on sustainability and low carbon design.
6. Provide internal and external community space.
7. Increase green amenity space on site
8. Ensure the proposed use does not impact neighbouring uses.
9. Provide a high level of amenity for all residents.

Taking these restraints into consideration it is felt that student accommodation is the best fit for the site.

After local feedback S1 reviewed the possible location for a residential block within the development. The block on the north side of the site seemed most suitable due to its distance from the Distillery and being able to access from McLeod Street.

The original building was deemed not to be suitable for residential use.

A study was done by ITP Energised re - the noise, odour and air quality issues on the site.

The complete report will form part of the planning application.

Briefly some of the points were :-

NOISE - this exceeds CEC guidelines for residential use.

ODOUR - this was considered to be "moderately adverse" for residential use.

AIR QUALITY - the need for ventilation air intakes would limit rooftop amenity spaces/balconies.

Based on the findings the Developer found that the site would not be suitable for high quality residential development. There could be no balconies and living rooms and bedrooms would have to rely on closed window attenuation.

Closed window attenuation would be easier controlled with a single user i.e. - student accommodation.

There would be a community facility provided with a long lease including maintenance, and a community garden. The Developer had contacted various neighbourhood groups and charities to see what facility they would like to see. The community garden space would be approximately 100m x 9m.

Biggar Economics had assessed the current student numbers and found that, using Council Tax data, student accommodation had been approx 10% of the community. The student population in the area is estimated to be 2260 - 15% of the population. This PBSA and others commissioned since the last census would bring the student population to 3320 - 20% of the area's population.

#### Economic Benefits

The construction and redevelopment will bring many jobs to the area. At full capacity the student spending would generate an annual economic benefit.

It will be a sustainable development, car free with 100% cycle provision. Retention of existing buildings and re-use of demolition materials where possible. No fossil fuels will be used. ASHP will be used for heating water and spaces. Green roofs and rain gardens will be used. LED lights and water saving sanitary fittings will be used.

The development will increase the green space by 60%.

JG thanked LM for the presentation.

#### Q&A

DT - they have not said that there can be no residential build on the site but it is difficult for residential builds not to be able to open windows. The noise from the NBD cooling tower make it impossible to have opening windows - as per CEC guidelines. Road noise is acceptable - industrial noise is not. Mechanical ventilation would need to be provided and this would kick in when the noise or smell reached a certain level. They had approached the distillery to see if anything could be done to mitigate the noise from the cooling tower - perhaps use the heat in the new build? NBD have their own sustainability targets to meet so they keep and use the heat themselves.

AC - why is it acceptable for students but not housing?

LM - it is acceptable for both types of accommodation but the developers feel the residential housing with closed window attenuation would not come up to the high standards that they would want to provide. The window situation is not ideal for students either but the students could go to the communal areas where a family could not.

DT - when the windows are shut against the noise or smell the mechanical ventilation would deliver fresh air to your room. The old school hall will be converted to communal facilities.

AC - will these plans be available for the wider community to see?

LM - yes

AC - why has there been no response to the 50 letters that were delivered to the developers office or replies to their emails?

DT - stated that they are building lots of affordable homes, he will send details to AC but he was unhappy with the tone of the emails he had received.

AC - Living Rents is a Tenants Union. Could there be a meeting for them?

DT - we are having meetings and happy to share plans. Perhaps some of her group could have come to this meeting. He is looking forward to explaining what they are doing and showing the community uses. It will be a great development.

JG - would it be possible to have a presentation in the church hall or outside, under a marquee, so that people who are not online could see the plans? She had found the online consultation most unsatisfactory as she couldn't see what other people were asking and what the answers were.

DT - we are still under strict Covid guidelines but he would check and come back. He went on to clarify - as his words at the last meeting, about the noise and smells - might have been misconstrued. In the microclimate of the site, the noise and smells within 10m of the cooling tower are considerable and would have to be mitigated against.

SB - the Environmental Health officer agreed that the 10m area from the distillery was a problem and needed constraints.

KG - for clarification - the student numbers from the last census have doubled from 10 to 20%. This build of 500 beds would make it 25% within the CC area.

LM - questioned KG's percentages. This development would bring the percentage up to 20%.

KG - asked for the stats to be sent to the Gorgie Collective. There had been a discussion at the Gorgie/Dalry Forum about local views. It would be helpful to share those views.

A question for DD - KG understood that if the site is over 2.5 hectares then 50% should be residential accommodation. Is that correct? DD will check. He felt that we are getting up to the number of student rooms in the area.

SB - The Council policy as to student beds is in the Local Development Plan. It had been a percentage scheme but this didn't work. The newer guidance is that the suitability of the site for residential use be looked at. He thought that 30% was the threshold.

DT - was it the CC area or the larger ward area that was being looked at?

KG - felt it was the smaller area being looked at. At the Forum JG had said the CC had received letters and emails about the build - did JG want to share this?

JG - the people who are collating that info were not present tonight so could only speak vaguely. The CC have not discussed this topic completely at present. She felt that a face to face presentation would be the best way to engage with local residents. Many people will not be aware of the proposal as they are not online.

KG - as a local resident she wanted to know what percentage of locals are for or against this development. She suggested that the CC should get the info out to the public.

DD - there are 6,000 doors in Gorgie/Dalry therefore many residents.

NB - as a concerned resident about all the PBSA's being built, including a 120 bed one at the end of her road, are these residences to be let out to summer visitors?

DT - he does not control the usage.

NB - it would be good if the CC could gauge the feelings of local residents.

DT - It would be good to share all research, he has nothing to hide. 90% of complaints to the Council are about students in tenement flats - their comings and goings at 2 in the morning. If students are housed in well insulated flats the noise becomes less of a problem and it frees up traditional flats for residential use.

AC - do the stats show that up to 390 flats would be coming back into residential use? We need social housing, not PBSA's. She felt that many students did not use the purpose built flats as they were too expensive. Students need to be housed in good quality accommodation.

DD - suggested contacting Anne Budge at Hearts re- a covered but airy space for a public presentation. All were in favour of a public presentation but dependent on Covid guidelines.

AO - intimated that 2,000 leaflets had been put through doors to advertise the development.

JG closed the Tynecastle Development part of the meeting and thanked everyone for their input.

### Councillor Reports

DD - he had been busy with roads and bins. There was a flooding issue in the Wardlaws which he has been very busy with. Whilst driving around the area he had become very aware of the poor road surfaces. He is pushing for money to correct this.

We should encourage people to put in complaints and suggestions to the Planning Portal of the Council. When there are 20 notices the Council has to discuss the subject.

SB - MSP - has been following the Tynecastle development and wondered if it was appropriate to have more student beds. She encouraged us to mobilise and get as many people to write when the planning application goes in. She will be putting out notices about her surgeries. She had enjoyed the tour of public art in the area.

### AOCB

NB - has had complaints from her neighbours about adults riding bikes on the pavements, to the detriment of pedestrians. This is illegal is it not? Could notices be put on lamp posts to remind people?

DD - will chase that up. The SfP things are to be removed from Gorgie/Dalry.

KG - has had a very successful tour of the public art that Gorgie Collective have put in place in the area. Maps had been made and can be seen on Gorgie Collective's website. If anyone would like an artist guided tour of the work contact her on the website. They have had very positive feedback from people about the public art.

DM - Teague had developed a site close to him and he had found them to be very good.

DD - opined that he got very few complaints about student flats.

AA - we should approach the Haymarket development for funding for a piece of public art at the Dalry end of the area. Perhaps a notice board or old map with places of interest.

JG thanked everyone for their contributions and closed the meeting.

Date of Next Meeting - Mon 2nd August 2021