

Additional information in respect of Red Robin Records 13 Correction Wynd .

Planning reference 211339/DPP

Background continued ; The application was expected to be straight forward as so many aspects had been previously agreed in discussion with the Planning Department and therefore it was expected that even with an informal arrangement the usual checks would have taken place, this however was not so in regards to Roads. On that it must be noted that no issues have occurred or complaints received over the location of the Pods.

Specific points on refusal ; “ detrimental impact on the character and appearance of the Union Street Conservation Area “ as far as my client is aware Correction Wynd is not part of the area and its placement is to say the least barely visible from the only small view point on Union Street.

; “ setting of various adjacent category A, B and C listed buildings “ at the time of doing the refurbishment of the property into the café considerable care was taken in finalising the external finish with major input from Planning to enable a benefit to the whole run of properties.

In regards to paint finishes my client would make any alterations that the Planning Department deemed necessary.

; “ That the proposed siting of the pods - - - - impacting on safety “ great weight is laid on the Roads Departments comments. The question of visibility splay requirements and the requested dimensions relate to a side road accessing onto a main road which Correction Wynd and the pend access are not. It is a restricted access roadway with only one point of access and egress with a considerable array of signage to that effect. The pend in itself only accesses a private car park. As a consequence the vehicular usage of Correction Wynd is at a low level.

Another point which can be noted that in Stirling Street ( also part of the Merchant Quarter ) a larger sitting box is located at Casc. Stirling Street is a heavily trafficked road especially due to the Bus Gate at Union Street Market Street junction, yet no restrictions appear to be on placement in this case.