

Development Management Sub Committee

report returning to Committee - Wednesday 27 October 2021

Application for Planning Permission 21/00381/FUL at Powderhall Bowling Green, Broughton Road, Edinburgh. Phase 2 of 3 phase masterplan at Powderhall. Phase 2 is the former Bowling Green Site, this area is a mixed use development, to include an early years nursery, accessible housing for independent living for those aged 55 and over, outdoor amenity space for Broughton Primary School and associated landscaping, including new public entrance square and enhanced landscaping works to St Mark's Path.

Item number

Report number

Wards

B12 - Leith Walk

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

This application was continued at the Development Management Sub-Committee on 8 September 2021 for further information. The Committee wanted further details of the following:

- Car parking arrangements on site.

Main report

Car Parking

The proposed scheme has been amended to include three temporary accessible car park spaces to the north-east part of the site. The provision of these parking spaces will exceed the car parking standards as set out in the Edinburgh Design Guidance which requires one accessible space. Although detailed plans are yet to come forward in relation to the future development of the former Waste Transfer Site, it is expected that permanent parking will be provided in this final phase of the Powderhall redevelopment.

The potential for on-street car parking was also considered. Only one potential space was identified, located between a bus stop and a toucan crossing. On balance, as three parking spaces can be provided on site, it was not considered necessary to pursue this option. A small section of Broughton Road to the south of the site falls within the current Controlled Parking Zone, where pay and display parking is available. On street parking is also possible on parts of McDonald Road. As indicated in the Roads Authority response, the application site is located within the Bonnington area which is earmarked for a Controlled Parking Zone. It is currently anticipated this will be implemented by autumn 2022, allowing further pay and display parking in proximity to the site.

Therefore, on balance, the provision of three temporary accessible parking spaces in the north-east part of the site is acceptable.

Links

Policies and guidance for this application

LDPP, LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LHOU07, LEN08, LEN09, LEN12, LEN16, LEN18, LEN19, LEN21, LTRA02, LTRA03, LEN22, NSG, NSGD02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QNJ7Q6EWM0N00>

Or Council Papers online

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