

# Development Management Sub-Committee Report

**Report returning to Committee - Wednesday 24 January 2024**

**Application for Planning Permission  
22 Inglis Green Road, Edinburgh, EH14 2HZ**

**Proposal: Mixed-use residential and commercial development with associated landscape, parking, and infrastructure (as amended).**

**Item – Committee Decision  
Application Number – 22/02233/FUL  
Ward – B07 - Sighthill/Gorgie**

## **Report Returning to Committee**

This application was continued at the Development Management Sub-Committee on the 9 August 2023. The Committee requested further time and consideration:

- To allow a Legal Agreement to be secured for a contribution towards the delivery of a pedestrian bridge on the northern boundary of the site.
- To address concerns relating to the indirect route of the active travel network.

The applicant has provided revisions to the active travel network of the development to allow a direct access through the site. A financial contribution as part of a planning obligation has been agreed with the applicant in order to facilitate procurement of the pedestrian bridge.

## **Recommendations**

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

## **SECTION A – Assessment**

### Pedestrian Bridge

At the 9 August 2023 meeting of the Development Management Sub-Committee, members raised concerns regarding the delivery of the designated T7 pedestrian bridge.

Advice from internal consultation, Bridges and Structures, estimated that a 3m wide pedestrian bridge development would cost £560,000. The applicant has agreed to contribute up to 30% of the estimated cost, £168,000. This figure is proportionate and reflects guidance. The cost estimated would be index linked to reduce the Council's financial risk from any shortfall in funding.

It is anticipated that the design work for the bridge, securing funding and delivery can be achieved within a period of five years. The financial contribution would be refunded to the applicant after five years if the pedestrian bridge is not in development or completed as this is considered to be an appropriate period to allow delivery of the infrastructure.

The remaining finances would be applied for via the Transport Scotland Active Travel Transformation Fund. As the works would be undertaken by the local authority, the ongoing cost of the pedestrian bridge would be centrally funded.

If permission is granted it is recommended that the Transport and Environment Committees are notified of this decision.

### Active Travel

Following concerns raised by the committee, the applicant has amended the active travel scheme to become more direct by removing chicanes.

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

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=RAY1EOEWKDL00>

Or [Council Papers online](#)

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