

Request for Planning Local Review

16 Eldrom Street (Ward 19) – 19/00074/LOCAL

Erection of residential development (24 apartments) and associated works.

COPIES OF THE FOLLOWING DOCUMENTS ARE ATTACHED:-

- 1 Application for Planning Permission – 19/01498/FUL and supporting documents.
- 2 Drawings (2.1 – 2.6).
- 3 Photographs by Planning Advisor (3.1 - 3.4).
- 4 Report of Handling.
- 5 Planning Decision Notice dated 23 August 2019.
- 6 Letters of representation from:
 - (a) Scottish Water dated 18 July 2019; and
 - (b) SEPA dated 17 July 2019.
- 7 Notice of Review Form and Grounds of Appeal from applicant – 19/00074/LOCAL.
- 8 Relevant Policies from Statutory Development Plan
City Development Plan 1, 2, 4, 5, 8, 11 and 12

<http://www.glasgow.gov.uk/CHttpHandler.ashx?id=35882&p=0>

Further policies

SG1 part 1 <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36870&p=0>
pg 51-52, 57-58, 63-64

SG1 part 2 <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36871&p=0>
pg 18-20, 29-32, 46-47, 52-58, 67-72

SG4 – <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36886&p=0> pg 6,
11, 24-25

SG5 – <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36873&p=0> pg 14-
22, 26

SG8 – <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36520&p=0> pg 7-
11, 13-16

SG11 – <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36522&p=0> pg 14-16, 22-27, 40-43

SG12 – <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36906&p=0> pg 8, 10-23

- 9 Draft conditions if Local Review Committee minded to grant.

Copyright

Plans, drawings and material submitted to the council are protected by the Copyright Acts (section 47, 1988 Act). You may only use material which is downloaded and/or printed for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner.



231 George Street Glasgow G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100165917-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

erection of 24 apartments & associated works

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: *

Other Title:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Company/Organisation:

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

City of Glasgow Council

Full postal address of the site (including postcode where available):

Address 1:

16 EDROM STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G32 7DN

Please identify/describe the location of the site or sites

Nothing

664200

Easting

263829

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

tried to address the planners concerns

Title:

Mr

Other title:

First Name:

Alan

Last Name:

Shand

Correspondence Reference Number:

19/00601

Date (dd/mm/yyyy):

27/03/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

1377.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

public house

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

24

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

shown in site plan

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

24

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Philip Lindsay

On behalf of: Mr Philip Storrie

Date: 19/05/2019

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an CNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Philip Lindsay

Declaration Date: 19/05/2019

Payment Details

Online payment: 9899232017

Payment date: 19/05/2019 16:18:00

Created: 19/05/2019 16:18

19/01498/FUL

16 Edrom Street Glasgow G32 7DN

NEIGHBOURING LAND TO BE NOTIFIED

None to be notified

NEIGHBOURS NOTIFIED



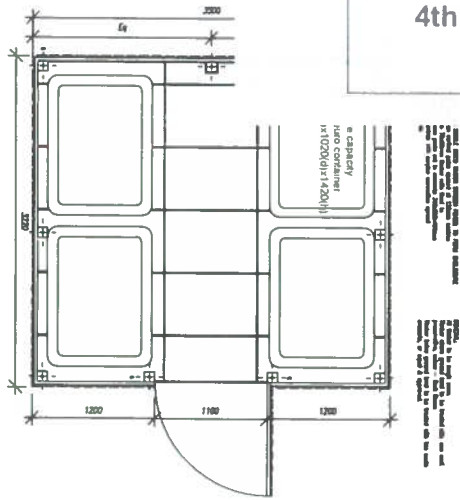
1. Flat 3/2 786 Shettleston Road Glasgow G32 7DD
2. Flat 3/1 786 Shettleston Road Glasgow G32 7DD
3. Flat 2/2 786 Shettleston Road Glasgow G32 7DD
4. Flat 2/1 786 Shettleston Road Glasgow G32 7DD
5. Flat 1/2 784 Shettleston Road Glasgow G32 7DD
6. Flat 1/1 784 Shettleston Road Glasgow G32 7DD
7. Flat 0/2 784 Shettleston Road Glasgow G32 7DD
8. Flat 2/2 84 Elvan Street Glasgow G32 7DE
9. Flat 2/1 84 Elvan Street Glasgow G32 7DE
10. Flat 1/2 84 Elvan Street Glasgow G32 7DE
11. Flat 1/1 84 Elvan Street Glasgow G32 7DE
12. Flat 0/2 84 Elvan Street Glasgow G32 7DE
13. Flat 0/1 84 Elvan Street Glasgow G32 7DE
14. Flat 2/2 86 Elvan Street Glasgow G32 7DE
15. Flat 2/1 86 Elvan Street Glasgow G32 7DE
16. Flat 1/2 86 Elvan Street Glasgow G32 7DE
17. Flat 1/1 86 Elvan Street Glasgow G32 7DE
18. Flat 0/2 86 Elvan Street Glasgow G32 7DE

19. Flat 0/1 86 Elvan Street Glasgow G32 7DE
20. Flat 0/1 784 Shettleston Road Glasgow G32 7DD
21. Flat 2/3 1 Dalveen Street Glasgow G32 7DS
22. Flat 2/2 1 Dalveen Street Glasgow G32 7DS
23. Flat 2/1 1 Dalveen Street Glasgow G32 7DS
24. Flat 1/3 1 Dalveen Street Glasgow G32 7DS
25. Flat 1/2 1 Dalveen Street Glasgow G32 7DS
26. Flat 1/1 1 Dalveen Street Glasgow G32 7DS
27. Flat 0/3 1 Dalveen Street Glasgow G32 7DS
28. Flat 0/2 1 Dalveen Street Glasgow G32 7DS
29. Flat 0/1 1 Dalveen Street Glasgow G32 7DS
30. Flat 2/3 5 Dalveen Street Glasgow G32 7DS
31. Flat 2/2 5 Dalveen Street Glasgow G32 7DS
32. Flat 2/1 5 Dalveen Street Glasgow G32 7DS
33. Flat 1/3 5 Dalveen Street Glasgow G32 7DS
34. Flat 1/2 5 Dalveen Street Glasgow G32 7DS
35. Flat 1/1 5 Dalveen Street Glasgow G32 7DS
36. Flat 0/3 5 Dalveen Street Glasgow G32 7DS
37. Flat 0/2 5 Dalveen Street Glasgow G32 7DS
38. Flat 0/1 5 Dalveen Street Glasgow G32 7DS
39. Flat 1/2 786 Shettleston Road Glasgow G32 7DD
40. Flat 1/1 786 Shettleston Road Glasgow G32 7DD
41. Flat 0/2 786 Shettleston Road Glasgow G32 7DD
42. Flat 0/1 786 Shettleston Road Glasgow G32 7DD
43. Flat 3/2 784 Shettleston Road Glasgow G32 7DD
44. Flat 3/1 784 Shettleston Road Glasgow G32 7DD
45. Flat 2/1 784 Shettleston Road Glasgow G32 7DD
46. Flat 2/2 784 Shettleston Road Glasgow G32 7DD
47. Flat 1/3 85 Elvan Street Glasgow G32 7DF
48. Flat 2/3 85 Elvan Street Glasgow G32 7DF
49. Flat 1/2 85 Elvan Street Glasgow G32 7DF
50. Flat 0/2 85 Elvan Street Glasgow G32 7DF
51. Flat 2/2 85 Elvan Street Glasgow G32 7DF
52. Flat 1/1 85 Elvan Street Glasgow G32 7DF
53. Flat 3/2 85 Elvan Street Glasgow G32 7DF
54. Flat 3/3 85 Elvan Street Glasgow G32 7DF
55. Flat 0/1 85 Elvan Street Glasgow G32 7DF
56. Flat 2/1 85 Elvan Street Glasgow G32 7DF
57. Flat 3/2 788 Shettleston Road Glasgow G32 7DD
58. Flat 3/1 788 Shettleston Road Glasgow G32 7DD
59. Flat 2/2 788 Shettleston Road Glasgow G32 7DD
60. Flat 2/1 788 Shettleston Road Glasgow G32 7DD
61. Flat 1/2 788 Shettleston Road Glasgow G32 7DD
62. Flat 1/1 788 Shettleston Road Glasgow G32 7DD
63. Flat 0/2 788 Shettleston Road Glasgow G32 7DD
64. Flat 0/1 788 Shettleston Road Glasgow G32 7DD
65. Flat 2/2 88 Elvan Street Glasgow G32 7DE
66. Flat 2/1 88 Elvan Street Glasgow G32 7DE
67. Flat 1/2 88 Elvan Street Glasgow G32 7DE
68. Flat 1/1 88 Elvan Street Glasgow G32 7DE

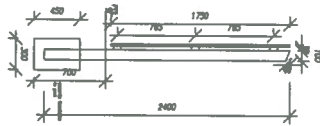
69. Flat 0/2 88 Elvan Street Glasgow G32 7DE
70. Flat 0/1 88 Elvan Street Glasgow G32 7DE
71. Flat 0/1 7 Edrom Path Glasgow G32 7BW
72. Flat 0/1 6 Edrom Path Glasgow G32 7BW
73. Flat 0/2 5 Edrom Path Glasgow G32 7BW
74. 3 Edrom Court Glasgow G32 7NH
75. Flat 1/2 7 Edrom Path Glasgow G32 7BW
76. Flat 1/3 57 Anstruther Street Glasgow G32 7BB
77. Flat 1/2 57 Anstruther Street Glasgow G32 7BB
78. Flat 3/2 57 Anstruther Street Glasgow G32 7BB
79. Flat 2/3 57 Anstruther Street Glasgow G32 7BB
80. Flat 1/1 57 Anstruther Street Glasgow G32 7BB
81. Flat 1/2 6 Edrom Path Glasgow G32 7BW
82. Flat 3/3 57 Anstruther Street Glasgow G32 7BB
83. 5 Edrom Court Glasgow G32 7NH
84. 1 Edrom Court Glasgow G32 7NH
85. Flat 1/1 7 Edrom Path Glasgow G32 7BW
86. Flat 0/2 7 Edrom Path Glasgow G32 7BW
87. Flat 1/1 6 Edrom Path Glasgow G32 7BW
88. Flat 0/2 6 Edrom Path Glasgow G32 7BW
89. Flat 1/2 5 Edrom Path Glasgow G32 7BW
90. Flat 1/1 5 Edrom Path Glasgow G32 7BW
91. Flat 0/1 5 Edrom Path Glasgow G32 7BW
92. Flat 0/1 57 Anstruther Street Glasgow G32 7BB
93. Flat 2/1 57 Anstruther Street Glasgow G32 7BB
94. Flat 2/2 57 Anstruther Street Glasgow G32 7BB
95. Flat 0/2 57 Anstruther Street Glasgow G32 7BB
96. Flat 3/1 57 Anstruther Street Glasgow G32 7BB
97. Flat 0/3 57 Anstruther Street Glasgow G32 7BB
98. Flat 1/2 790 Shettleston Road Glasgow G32 7DD
99. Flat 3/2 790 Shettleston Road Glasgow G32 7DD
100. Flat 3/1 790 Shettleston Road Glasgow G32 7DD
101. Flat 2/2 790 Shettleston Road Glasgow G32 7DD
102. Flat 2/1 790 Shettleston Road Glasgow G32 7DD
103. Flat 2/2 90 Elvan Street Glasgow G32 7DE
104. Flat 2/1 90 Elvan Street Glasgow G32 7DE
105. Flat 1/2 90 Elvan Street Glasgow G32 7DE
106. Flat 1/1 90 Elvan Street Glasgow G32 7DE
107. Flat 0/2 90 Elvan Street Glasgow G32 7DE
108. Flat 0/1 90 Elvan Street Glasgow G32 7DE
109. 804 Shettleston Road Glasgow G32 7DP
110. Flat 1/1 790 Shettleston Road Glasgow G32 7DD
111. Flat 0/2 790 Shettleston Road Glasgow G32 7DD
112. Flat 0/1 790 Shettleston Road Glasgow G32 7DD
113. 800 Shettleston Road Glasgow G32 7DP
114. 10 Edrom Street Glasgow G32 7DN
115. 794 Shettleston Road Glasgow G32 7DP

Item 2.1

4th February 2020



PLAN



SECTION



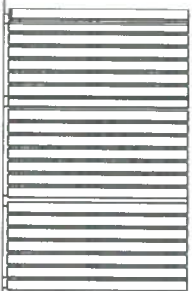
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



2772 Bath Street Glasgow, G2 4JR

Tel: 0141 354 1776

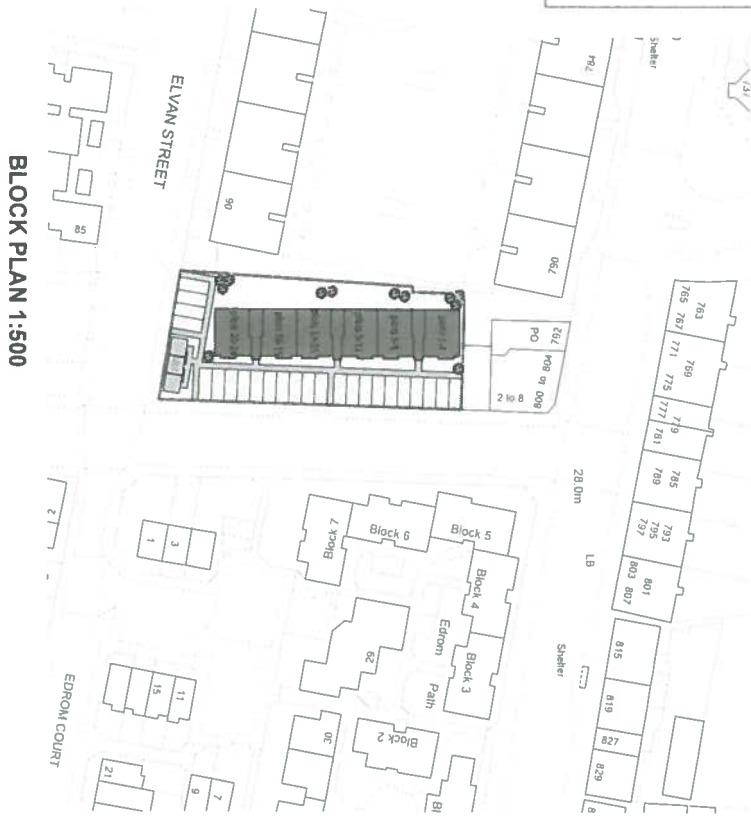
plindsay@modascotland.com

www.modascotland.co.uk

project	Palaceum, 16, Edrom Street, Glasgow, G32 7DN	subject	Bin store 1 of 3
drawn	PL	date	Feb 19
scale	1:50 @ A3	drg.no.	1903BC-05


Item 2.2

4th February 2020

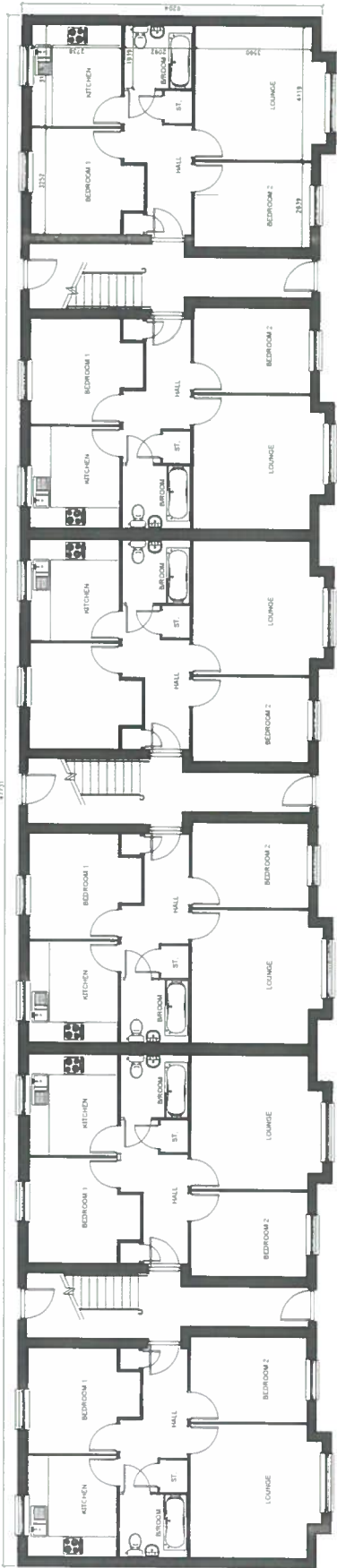


LOCATION PLAN 1:1250

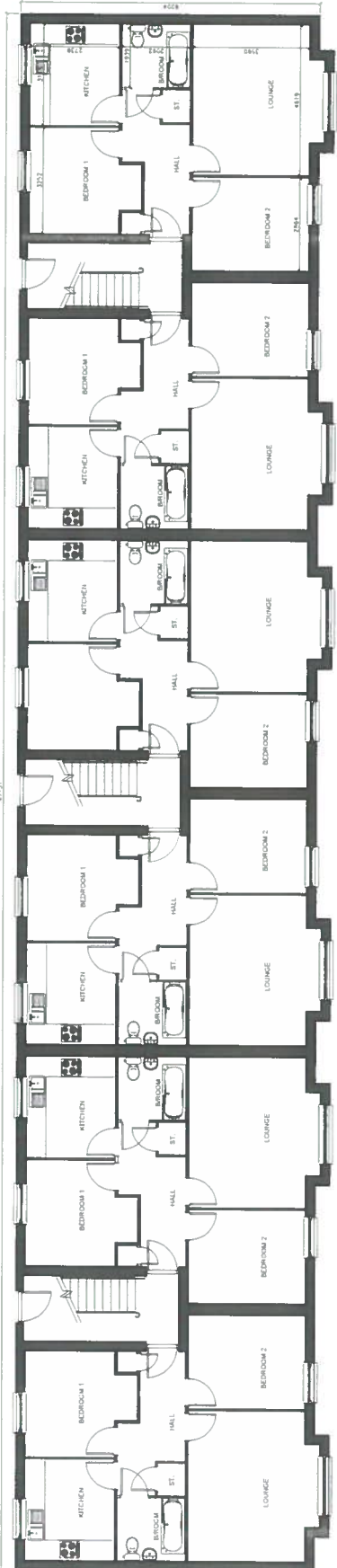


 <p>272 Both Street Glasgow, G2 4JR Tel: 0141 354 1776 plindryg@modastockland.com www.modastockland.co.uk</p>		<p>project Palaceum, 16, Edrom Street, Glasgow, G32 7DN</p>	<p>subject Site Plans</p>
<p>drawn PL</p>	<p>scale as noted @ A1</p>	<p>date Feb 19</p>	<p>drwg.no. 1903BC-01A</p>

Item 2.3
4th February 2020



Ground Floor 1:50

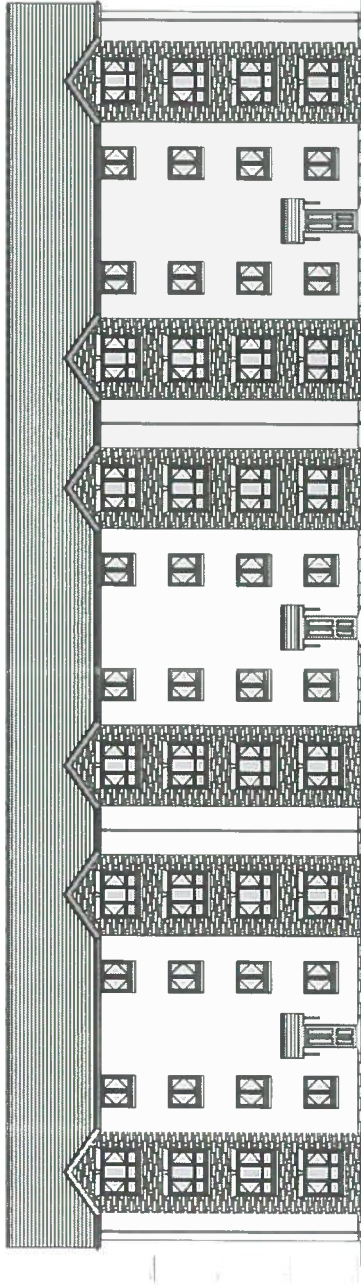


First, Second & Third Floors 1:50

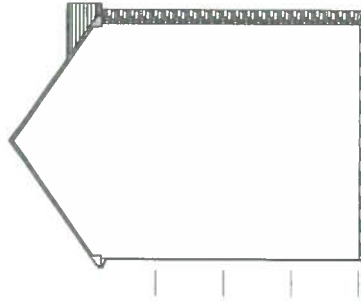


moda	project	Palaceum, 16, Edrom Street, Glasgow, G32 7DN
	subject	Proposed Arrangements
drawn	PL	date Feb 19
scale	as noted @ A0	dra.no. 19036C-02

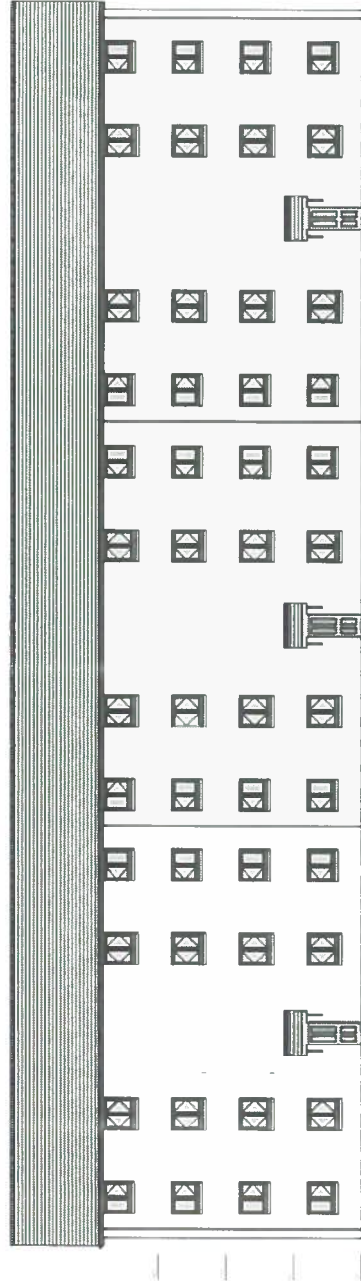
272 Bell Street Glasgow, G2 4JR
 phone 0141 248 2222
 www.modaarchitects.co.uk



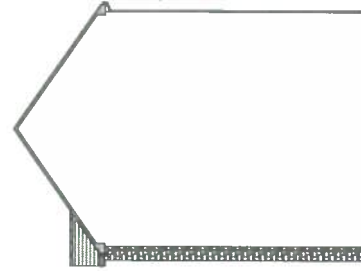
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

Item 2.4
4th February 2020

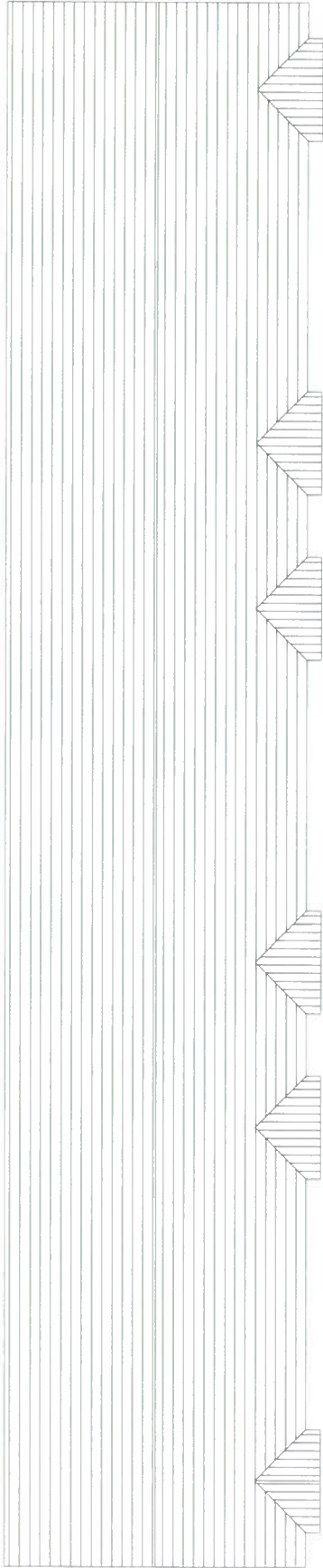
0m 1 2 3 4
scale bar 1:100

moda
272 Bath Street Glasgow, G2 4JR
Tel: 0141 354 1776
plindsay@modasceotland.com
www.modasceotland.co.uk

project	Palaceum, 16, Edrom Street, Glasgow, G32 7DN	subject	Proposed Elevation
drawn	PL	date	Feb 19
scale	1:100 @ A1	drg.no.	1903EC-03A

Item 2.5

4th February 2020



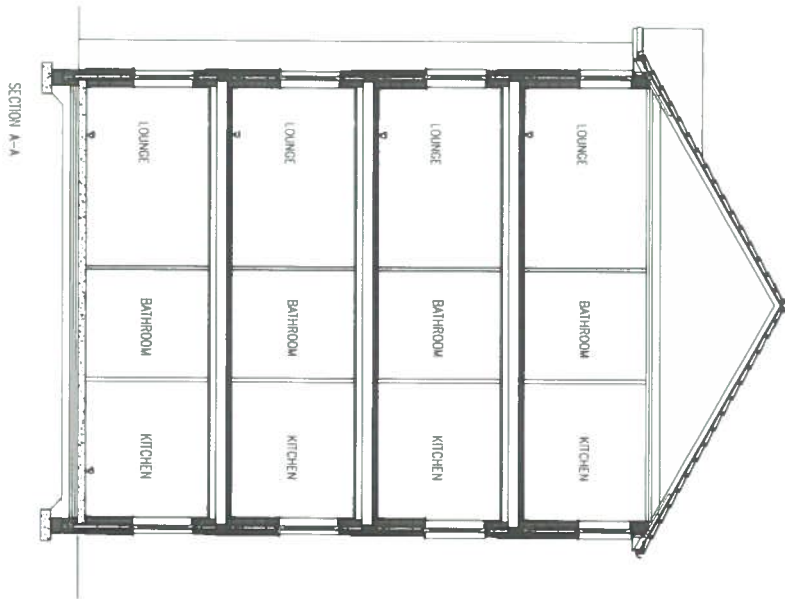
0m 1 2 scale 3 4 5
bar
1:50



project	Palaceum, 16, Edrom Street, Glasgow, G32 7DN	subject	Proposed Roof Plan
drawn	PL	date	Feb 19
scale	as noted @ A0	drg.no.	1903BC-08

Item 2.6

4th February 2020



272 Bath Street Glasgow, G2 4JR
Tel: 0141 354 1776
plindsay@modascotland.com
www.modascotland.co.uk

project	Palaceum, 16, Edrom Street, Glasgow, G32 7DN	subject	Proposed Section
drawn	PL	date	Feb 19
scale	1:50 @ A1	drg.no.	1903BC-07

Item 3.1

4th February 2020



Item 3.2

4th February 2020



Item 3.3

4th February 2020



Item 3.4

4th February 2020



REPORT OF HANDLING FOR APPLICAT

Item 4

4th February 2020

ADDRESS:	16 Edrom Street Glasgow G32 7DN
PROPOSAL:	Erection of residential development (24 apartments) & associated works.
DATE OF ADVERT:	No advert required.
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	NONE
PARTIES CONSULTED AND RESPONSES	Scottish Environmental Protection Agency – No objection Scottish Water - No objection
PRE-APPLICATION COMMENTS	<p>19/00601/PRE:</p> <p><i>Site Specific Guidance:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>The general principle of residential development on this site is acceptable.</i> <input type="checkbox"/> <i>Redevelopment of this site has excellent potential to repair what is currently a poorly defined streetscape. New development will be viewed 'in the round', and needs to respond positively and sensitively to the site's visual prominence.</i> <input type="checkbox"/> <i>Whilst there may be some local precedent for 4 storey development (Shettleston Road), the 3-storey maximum to the adjoining streets is a more appropriate datum. Given the constrained nature of the site, the proposed scale creates considerable amenity issues for the site itself.</i> <input type="checkbox"/> <i>The suggested parking level (100%) is below the minimum levels specified in SG 11: Sustainable Transport (125% - further details below), and is unlikely to be supported by the Department, on the basis that this would be a private development rather than for a social rent (it is generally accepted that the level of Housing Association tenants' car ownership is lower than average. Detailed evidence should, therefore, be submitted, if relevant, by a Housing Association of the predicted car ownership levels in this development if less than the minimum allocated car parking spaces are proposed).</i> <input type="checkbox"/> <i>As a general rule, parking should be located to the side or rear of dwellings as parking to the front can form a visual barrier on the street which detracts from its quality as a place in which to live and visit. Exceptions to this may be made for terraced town houses where parking can be provided in front of an integrated garage, with living accommodation also provided to the ground floor to ensure natural surveillance. The houses would require to be set back sufficiently from the street and the design should take into account the overall effect on the visual amenity of the street.</i> <input type="checkbox"/> <i>The constrained nature of the site will make it difficult to provide good quality private external amenity spaces on the site at the density proposed, in line with the requirements of IPG 12 – Delivering Development. There should also be outside provision for clothes drying demonstrated, and whilst useable balconies could contribute to the provision of private amenity space this is unlikely to be sufficient. The units themselves are small and there would be no basis for arguing that internal amenity would go any way towards mitigating the lack of external amenity. The loss of space within the site to parking, (which is in itself an under provision) is so detrimental to the ability to provide any meaningful amenity space that it renders such a high density flatted development unworkable.</i>

	<p><i>To summarise the above, it is considered that the proposal would overdevelop the site to the detriment of: the local townscape; amenity provision for residents; and meeting the requirements of SG 11 – Sustainable Transport. A significant reduction in the number of flatted units, or consideration of terraced houses, would appear to be required in order to continue with meaningful discussion about the development of the site for residential use.</i></p> <p><i>The following information would also be relevant to any further development of this proposal:</i></p> <p><i>SG 5 Resource Management</i></p> <p><i>A new requirement is introduced by SG 5 Resource Management: new developments must be designed to contribute to a reduction in carbon emissions through the installation of onsite low or zero carbon technologies. A Statement on Energy will be required to support any subsequent application (see template in Appendix A of SG 5). It must demonstrate that the building will comply with the Gold level in each of the 8 aspects in the Technical Handbook and include a minimum 20% carbon dioxide emissions abatement through the use of LZCGT. Please see SG 5 for further information.</i></p> <p><i>SG 11 Sustainable Transport</i></p> <p><i>The site has high accessibility to public transport. Current Development Plan supplementary guidance SG 11 Sustainable Transport requires 100% car parking for residents plus 25% for visitors and charging for electric vehicles. Variation, above or below these basic standards must be justified against the criteria in SG 11. For residential development over 10 units with communal off-street parking the minimum passive Electric Vehicle provision is 100%. As the site is not in a Controlled Parking Zone it does not meet SG 11 requirements for car-free housing. SG 11 has introduced minimum cycle parking standards which are: 1 per unit and visitor parking at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking is provided communally. Cycle parking for residents should, generally, be located within, or to the rear of, the residential building to ensure it is safe and secure. For flatted developments the preferred solution is bike storage lockers/cupboards allocated to each unit, or cycle stands in a secure, covered compound.</i></p>
--	---

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
STRUCTURE PLAN POLICIES	NOT APPLICABLE
CITY DEVELOPMENT PLAN POLICIES	<p>CDP01 - The Placemaking Principle</p> <p>CDP02 - Sustainable Spatial Strategy</p> <p>CDP04 – Network of Centres</p> <p>CDP05 - Resource Management</p> <p>CDP08 - Water Environment</p> <p>CDP11 - Sustainable Transport</p>

	<p>CDP12 - Delivering Development SG01 - The Placemaking Principle SG04 – Network of Centres SG05 - Resource Management SG08 - Water Environment SG11 - Sustainable Transport IPG12 - Delivering Development</p>
OTHER MATERIAL CONSIDERATIONS	NONE
REASON FOR DECISION	The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
	COMMENTS
PLANNING HISTORY	NONE
SITE VISITS (DATES)	22 nd August 2019.
SITING	<p>The proposal concerns the plot on the west side of Edrom Street between its junctions with Shettleston Road (but not including corner property at junction of Edrom Street and Shettleston Road) and Elvan Street, currently occupied by a public house and adjoining derelict land. Within the Shettleston Local Town Centre and Ward 19 – Shettleston.</p> <p>Inner Urban Area</p> <p>High Accessibility (Public Transport).</p>
DESIGN AND MATERIALS	<p>Erection of 4-storey linear flatted block consisting of 24 no. 2 bedroom flats accessed from 3 no. communal closes. The block would have a ridged roof with 6 no. projecting bays to the front elevation, which would appear to have a stone finish, although specifics of external materials have not been provided.</p> <p>24 no. vehicle parking spaces are proposed to the east and south edges of the site, to the front and side of the building. A bin storage enclosure is indicated to the south-east corner.</p> <p>In terms of garden and amenity space, no suitable detail has been provided. A grassed area with trees is shown to the rear, narrowing from approximately 7m at the southern edge to 3.5m at the north.</p>
DAYLIGHT	Insufficient detail has been provided with regard to the impact on daylight and sunlight levels for neighbouring residential property. The proposal is considered potentially contrary to SG 1 in this regard.
ASPECT	No development plan policy failures.
PRIVACY	It is noted that upper floor windows to the rear would be less than 10m from the site boundary. This is not generally recommended by SG 1 and has the potential to result in overlooking of backcourts (784-790 Shettleston Road). Further analysis would be required in this regard.
ADJACENT LEVELS	Relatively flat.
LANDSCAPING (INCLUDING GARDEN GROUND)	Insufficient detail has been provided with regard to landscaping.
ACCESS AND PARKING	The proposed parking level (100%) is below the minimum levels specified in SG 11: Sustainable Transport (125%), and is not therefore supported, on the basis that this would be a private development rather than for a social rent (it is generally accepted that the level of Housing Association tenants' car ownership is lower than average).
SITE CONSTRAINTS	No significant constraints.
OTHER COMMENTS	Policy CDP 1 – The Placemaking Principle aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. It advises that in order to be successful, new development should aspire to achieve the six qualities of place. CDP 1

goes on to state that the associated supplementary guidance will set out how developers will be expected to incorporate a design-led approach within the context of the Placemaking Principle CDP 1 and Glasgow's interpretation of the Six Qualities of Place.

Supplementary Guidance SG 1 – The Placemaking Principle sets out the following guidance relevant to this proposal;

RESIDENTIAL LAYOUTS

2.41

Residential Layouts should:

- a) *take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing balcony and/or garden spaces (see RDG, Page 60 and the BRE 'Site Layout Planning for Daylight and Sunlight');*
- b) *make appropriate provision for refuse and recycling storage areas (see also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection and RDG, page 64);*
- c) *wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons (see SG7 - Natural Environment, Section 8);*
- d) *have roads designed to the standards set out in RDG (see SG11 – Sustainable Transport);*
- e) *incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme (See RDG, pages 16, 24, 46 and Appendix 3, SG -7 Resource Management and SG - 8 Water Environment); and*
- f) *ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts.*
- g) *ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety, see also SG1 - Placemaking, Part 1 and SG1 - Placemaking, Part 2, Detailed Guidance - Active Travel and SG6 - Green belt and Green Network.*

2.43

Additional Standards for Flatted Developments - In terms of communal private garden space, flatted developments should:

- a) *provide usable communal private garden spaces as "backcourts". Design and layouts should ensure privacy, particularly for ground floor residents (see RDG for guidance) ; and*
- b) *where a site's configuration or particular characteristics limits the ability to provide private garden space, then developers will be expected to:*
 - i. *provide creative alternative solutions (e.g. shared roof garden, usable balconies); and*
 - ii. *bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).*
 - iii. *make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.*

2.44

In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) *Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);*

- b) *privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and*
- c) *flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.*

RESIDENTIAL DENSITY

2.46

General Principles - The appropriate density of residential development will vary according to:

- a) *location;*
- b) *context and setting;*
- c) *the scale and massing of adjacent buildings; and*
- d) *public transport accessibility and active travel opportunities.*

2.47

Variations in the general density standards may be permitted where a justification is provided based on the factors listed above or for developments of exceptional urban design quality, provided that other CDP and SG standards are met. The guidance should be read in conjunction with SG1 - Placemaking; (Part 1, in particular the Character Environments section), SG9 - The Historic Environment, where appropriate and SG11 - Sustainable Transport. In terms of the latter, the Public Transport Accessibility Zones Map identifies different parts of the City; these are explained in the General Standards which provide more detailed guidance below.

ii). Inner Urban Area

Density may vary between 30 and 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the General Principles outlined above. Account will also be taken of the availability and capacity of broader infrastructure and community facilities to accommodate increased use.

Comment: The constrained nature of the site makes it difficult to provide good quality private external garden or amenity spaces on the site at the density proposed (171dph), in line with the requirements of the above and IPG 12 – Delivering Development. There should also be outside provision for clothes drying demonstrated, and whilst useable balconies could contribute to the provision of private amenity space this is unlikely to be sufficient. The units themselves are small and there would be no basis for arguing that internal amenity would go any way towards mitigating the lack of external amenity. The loss of space within the site to parking, (which is in itself an under provision relative to the requirements of SG11 for the proposed tenure) is so detrimental to the ability to provide any meaningful amenity space that it renders such a high density flatted development unworkable.

The design of the proposed building appears to have been developed to deliver a specific number of flats for the applicant. There has been no justification in terms of Placemaking for the developer to seek a 4 storey flatted development. The built form proposed would be a very prominent feature on the street when compared to the existing townscape which includes 2-storey housing and 3-storey flats and cannot be supported in layout, scale and massing or design terms. Whilst there may be some local precedent for 4 storey development (Shettleston Road), the 3-storey maximum to the adjoining streets is a more appropriate datum. Given the constrained nature of the site, the proposed scale creates considerable amenity issues for the site itself.

The proposal is contrary to CDP 1 & SG 1.

CDP 4 & SG 4 – Network of Centres

This policy and supplementary guidance aim to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. The existing use of the site is as a large public house with associated land which is currently in a state of poor upkeep. The loss of such a use would not be detrimental to the primary retail function of the Shettleston Local Town Centre, and given that the town centre is furnished with a number of public houses, the principle of a residential development (which does not front the main thoroughfare of Shettleston Road) would not be detrimental to the vibrancy and functionality of the Local Town Centre. The proposal raised no conflict with CDP 4 or SG 4.

CDP 5 & SG 5 – Resource Management

A Statement on Energy (SoE) is required for all new build properties, demonstrating how the property meets the energy reduction and renewables requirements of these policies.

No Statement on Energy has been provided and therefore the proposal fails to demonstrate any commitment to meeting the requirements of SG 5.

The proposal is contrary to CDP 5 & SG 5

Policy CDP 8 – Water Environment aims to meet the requirements of the Flood Risk Management (Scotland) Act 2009 and Scottish Planning Policy 2014 and contribute to the reduction of overall flood risk and make satisfactory provision for SUDS.

Supplementary Guidance SG 8 – Water Environment sets out the requirement for SUDS information in new development and the relevant criteria and legislation in preparing that information.

Comment: No flood risk or drainage information has been submitted with the application. Whilst neither Scottish Water nor SEPA have formally objected it is noted that SEPA advise that the application site (or parts thereof) lie within the low risk probability extent or/ medium risk probability extent of the surface water hazard map published as part of the flood maps for Scotland. The surface water hazard map combines pluvial and sewer model outputs. The map shows their interaction as a composite surface water extent. SEPA therefore recommend consultation with the Council's flood risk management officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system. As no information relating to flood risk or drainage design has been submitted in support of the proposal, there is insufficient information to inform such discussions. The proposal is therefore contrary to CDP 8 and SG 8 of the Glasgow City Development Plan.

The proposal is contrary to CDP 8 & SG 8

Policy CDP 11 – Sustainable Transport aims to ensure that Glasgow is a connected city, characterised by sustainable and active travel. It aims to do so by supporting better connectivity and public transport; discouraging non-essential car journeys; encouraging opportunities for active travel; and reducing pollution and other negative effects associated with vehicular travel. It advises that detailed guidance will be set out in the associated supplementary guidance SG 11 – Sustainable Transport.

Supplementary Guidance SG 11 – Sustainable Transport sets minimum cycle parking and minimum vehicle parking standards for residential development. The minimum cycle parking standard for residential development (as set out in Table 2.1 of SG 11) is 1.25 spaces per residential unit. The minimum vehicle parking standard is 1.25 spaces per residential unit. Variations above or below these basic vehicle parking standard shall be justified against the following;

- public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility - (see Annex A);
- density and open space considerations (see SG 1 and SG6);
- placemaking, townscape and design requirements (see policy CDP 1: Placemaking and Design);
- house size and house form (i.e. flatted accommodation with the lowest requirement, through terraced and semi-detached, to detached with the highest requirement);
- car availability by household in the surrounding area;
- existing pressure on on-street parking in the surrounding area;
- practical considerations in relation to conversions, redevelopments and subdivisions (e.g. in respect of listed buildings and conservation areas see policy CDP 9: Historic Environment and SG on Historic Environment) and
- residential moorings will be assessed on their own merits, taking into account the general policy requirements for residential developments.

Parking provision shall be off-street unless on-street parking is considered integral to the design of the development or off-street parking is neither practical nor feasible (e.g. as may be the case with tenemental conversions/subdivisions). Future TROs could impact on the usability of on-street spaces, and this may be a consideration in determining the acceptability of on-street provision. Account should be taken of the Council's Design Guide for New Residential Areas.

Comment: The proposed parking level (100%) is below the minimum levels specified in SG 11: Sustainable Transport (125%), and is not therefore supported, on the basis that this would be a private development rather than for a social rent (it is generally accepted that the level of Housing Association tenants' car ownership is lower than average), and no justification for the level of provision has been provided.

The Council's Design Guide for New Residential Areas states a presumption against providing parking in front of flatted dwellings as parking to the front can form a visual barrier on the street, and effectively create excessive hard landscaping, which detracts from its quality as a place in which to live and visit. Clearly in this instance, given the assessment under SG1 and IPG12, the provision of a rear parking court would not contribute towards achieving the required provision of garden, drying and amenity space.

Cycle parking has not been provided within the development.

The proposal is contrary to CDP 11 & SG 11

Policy CDP 12 – Delivering Development aims to ensure that development contributes to a sustainable, economically successful city, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and the location. It advises that IPG 12 will include detailed guidance on the provision of open space of appropriate quality and accessibility.

Supplementary Guidance IPG 12 – Delivering Development requires the provision of 1.25 hectares of recreational open space per 1000 population comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport and 0.55 hectares for amenity open space/parkland (including 0.05 hectares for allotments or community gardens).

3.1

New residential development (including conversions) is required to provide access to good quality recreational open space. This includes provision for children's play areas, amenity open space/parkland, outdoor sport facilities, allotments and community gardens, in accordance with the standards set out in Table 1 below. These are interim requirements pending the adoption of the Final SG6 – see paragraphs 2.4 - 2.6.

	<p>3.2 <i>b) Where a relative shortage (either in quantity or quality) of any of these open space categories has been identified through an audit (having regard to the distance thresholds set out in Section 4 of this IPG), or where the proposed development could lead to such a shortage, the developer will be expected to meet this IPG's entire requirement for those categories within the development site. If it is demonstrated (to the satisfaction of the Council) that this is not feasible, then part (or, in exceptional circumstances, all) of the requirement may be met by an equivalent financial contribution. This will be directed towards:</i></p> <p><i>i) addressing the quantitative or qualitative deficiencies in open space provision in the local area; and/or</i> <i>ii) addressing City-wide deficiencies in the quantity or quality of open space provision in the same sector; and/or</i> <i>iii) addressing strategic deficiencies in the quantity or quality of open space provision, as identified by approved Council strategies.</i></p> <p>Comment: No open space provision is proposed in the development (the area to the rear is small and is not considered sufficient even to provide back court garden/drying areas for all flats, so has been discounted) nor has any justification for this lack of provision been submitted. The proposal is therefore contrary to policy CDP 12 – Delivering Development and supplementary guidance IPG 12 – Delivering Development of the Glasgow City Development Plan</p> <p>The proposal is contrary to CDP 12 & SG 12</p> <p>Conclusion: The proposed development is contrary to the policies and guidance of the Glasgow City Development Plan as described above and there are no material considerations which outweigh the proposals variance with the development plan. The applicant was advised at pre-application stage that the proposal would be contrary to policy and, following full consideration of their application, this remains the view of the planning authority.</p>
RECOMMENDATION	Refuse

Date: 22/08/2019	DM Officer	Alan Shand
Date: <u>23.08.2019</u>	DM Manager	S Shaw



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 19/01498/FUL

Erection of residential development (24 apartments) & associated works.

AT

16 Edrom Street Glasgow G32 7DN

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal is contrary to Policies CDP 1 - The Placemaking Principle, CDP 5 - Resource Management, CDP 8 - Water Environment, CDP 11 - Sustainable Transport and CDP 12 - Delivering Development and the associated Supplementary Guidance SG 1, SG 5, SG 8, SG 11 and IPG 12 of the Glasgow City Development Plan 2017, and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposal is contrary to CDP 1 & IPG 1: Placemaking of the City Development Plan (adopted 2017) in that the proposed number of dwellings would be an overdevelopment of the site to the detriment of the residential amenity of the development.
03. The proposal is contrary to CDP 1 & IPG 1: Placemaking of the City Development Plan (adopted 2017) in that the submitted layout does not provide communal private garden space sufficient for the number of residents to the detriment of the residential amenity of the development.
04. The proposal is contrary to CDP 1 & IPG 1: Placemaking of the City Development Plan (adopted 2017) in that there is insufficient information on the external materials and design of the proposal.
05. The proposal is contrary to CDP 5 & SG 5: Resource Management of the City Development Plan (adopted 2017) in that no Statement on Energy has been provided. The proposal therefore fails to demonstrate the developments contribution to a reduction in carbon emissions, to the detriment of efforts to tackle climate change.

06. The proposal is contrary to CDP 8 & SG 8: Water Environment of the City Development Plan (adopted 2017) in that the Flood Risk Assessment and Drainage Impact Assessment have not been received to demonstrate the development has been adequately screened for any potential flood risk or drainage issues.
07. The proposal is contrary to CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017) in that the proposal does not provide cycle parking at the level required for residential developments. The proposal would therefore discourage walking and cycling to the detriment of achieving sustainable development.
08. The proposal is contrary to CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017) in that the proposal does not provide car parking, including passive electric vehicle provision, at the level required for residential developments. The proposal would therefore fail to achieve the aim of achieving sustainable development.
09. The proposed layout would result in an unacceptable overuse of parking to the front of dwellings impacting on the amenity of residents by insufficient landscaped front garden areas. Furthermore the increased use of hard landscaping is to the detriment of the visual amenity of the site itself. The proposal is contrary to CDP 1 & IPG 1: Placemaking of the City Development Plan in this regard.
10. The proposal is contrary to CDP 12 & IPG 12: Delivering Development of the City Development Plan (adopted 2017) in that it is not possible to provide the required open space on-site. The proposal therefore would not provide access to good quality recreational open space.

Drawings

The development has been refused in relation to the following drawing(s)

1. 1903BC-02 Received 20 May 2019
2. 1903BC-05 Received 7 July 2019
3. 1903BC-03A Received 7 June 2019
4. 1903BC-08 Received 7 June 2019
5. 1903BC-07 Received 7 June 2019
6. 1903BC-01A Received 7 June 2019

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority

Dated: 23 August 2019

**For Executive Director
Development and Regeneration Services
Glasgow City Council**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection electronically at <https://publicaccess.glasgow.gov.uk/online-applications/> or at Development and Regeneration Services, Development Management, 231 George Street, Glasgow G1 1RX, Monday to Thursday 9am to 5pm and Friday 9am to 4pm (excluding public holidays). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee on Form LR01 obtainable from:-

**Planning Local Review Committee
Corporate Services
City Chambers
GLASGOW
G2 1DU
Tel: 0141 287 4377, Fax: 0141 287 5332
Email: committee.services@glasgow.gov.uk**

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined.

If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.

Item 6 (a)

4th February 2020

18th July 2019

Glasgow City Council
City Chambers George Square
Glasgow
G2 1DU



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

G32 Glasgow Edrom Street 16
PLANNING APPLICATION NUMBER: 19/01498/FUL
OUR REFERENCE: 779949
PROPOSAL: Erection of residential development (24 apartments) & associated works.

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the Milngavie Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- This proposed development will be serviced by Dalmarnock Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity at this time so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water. The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website at the following link
<https://www.scottishwater.co.uk/Business-and-Developers/Connecting-to-Our-Network>

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission

has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd
Tel: 0333 123 1223
Email: sw@sisplan.co.uk
www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/Business-and-Developers/Connecting-to-Our-Network>**

Next Steps:

- **Single Property/Less than 10 dwellings**
For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.
- **10 or more domestic dwellings:**
For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**
Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk
- **Trade Effluent Discharge from Non Dom Property:**
Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Angela Allison

Angela.Allison@scottishwater.co.uk

Item 6 (b)

4th February 2020



Buidheann Dion
Àrainneachd na h-Alba

Our ref: PCS/166594
Your ref: 19/01498/FUL

If telephoning ask for:
Jonathan Werritty

17 July 2019

Alan Shand
Glasgow City Council
Development & Regeneration Services
229 George Street
Glasgow
G1 1QU

By email only to: DC.Consultations@drs.glasgow.gov.uk

Dear Mr Shand

Town and Country Planning (Scotland) Acts
Planning application: 19/01498/FUL
Erection of residential development (24 apartments) & associated works.
16 Edrom Street Glasgow G32 7DN

Thank you for your consultation email which SEPA received on 12 July 2019.

Advice for the planning authority

We have **no objection** to this planning application. Please note the advice provided below.

1. Flood risk

- 1.1 We have reviewed the information provided in this consultation and we have **no objection**. However, it is noted that the application site (or parts thereof) lie within the low risk probability extent or/ medium risk probability extent of the surface water hazard map published as part of the flood maps for Scotland. The surface water hazard map combines pluvial and sewer model outputs. The map shows their interaction as a composite surface water extent. We therefore recommend that you contact your flood risk management officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system.
- 1.2 It is noted that the proposed development is within The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) area with further information on the vision, objectives and guiding principles available here: <https://www.mgsdp.org/>. It is recommended that any development proposals should align with these guiding principles where feasible and this should be discussed with the relevant Flood Risk Management Authority and Scottish Water.



Group Chair
Bob Downes
Chief Executive
Terry A Heain

Angus Smith Building
6 Parklands Avenue, Eurocentral,
Holytown, North Lanarkshire ML1 4WQ
tel 01698 830000 fax 01698 738155
www.sepa.org.uk - customer enquiries 03000 99 66 99

-
- 1.3 The flood risk advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Glasgow City Council as Planning Authority in terms of the said Section 72 (1).

Detailed advice for the applicant

2. Flood risk - caveats and additional information

- 2.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland.
- 2.2 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

Regulatory advice for the applicant

3. Regulatory requirements

- 3.1 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at:

Law House
Todd Campus
West of Science Park
Marthill Road
Glasgow
G20 0XA

Tel: (0141) 945 6350

If you have any queries relating to this letter, please contact me by telephone on (01698) 839 000 or e-mail at planning.sw@sepa.org.uk .

Yours sincerely

Jonathan Werritty
Senior Planning Officer / Planning Officer
Planning Service

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).



Glasgow City Council
Development & Regeneration Services
231 George Street
Glasgow
G1 1RX

10th September 2019

Dear Sirs

Ref – Local Review of 16 Edrom Street, Glasgow, G32 7DN – 19/01498/FUL

This report shows the concerns noted by the planning department in relation to the above application and our reply to each of those points;

1. Whilst there may be some local precedent for 4 storey development (Shettleston Road), the 3-storey maximum to the adjoining streets is a more appropriate datum. Given the constrained nature of the site, the proposed scale creates considerable amenity issues for the site itself. – There are currently 4 storey residential properties surrounding the proposed site – Shettleston Road has traditional 4 storey tenements & 4 storey new builds, Elvan Street has 4 storey new builds facing onto Edrom street, and there are 4 storey commercial properties on Edrom street
2. The suggested parking level (100%) is below the minimum levels specified in SG 11: Sustainable Transport (125% - further details below), and is unlikely to be supported by the Department, on the basis that this would be a private development rather than for a social rent (it is generally accepted that the level of Housing Association tenants' car ownership is lower than average. Detailed evidence should, therefore, be submitted, if relevant, by a Housing Association of the predicted car ownership levels in this development if less than the minimum allocated car parking spaces are proposed). – The proposed development is 100 metres from Shettleston Road which is a main bus route into the city centre & is 0.3 miles from Carntyne Station and should therefore be considered as in proximity to a highly accessible public transport area. In addition, it is anticipated that it will be developed for the affordable housing market and as such we believe 100% parking is sufficient.
3. As a general rule, parking should be located to the side or rear of dwellings as parking to the front can form a visual barrier on the street which detracts from its quality as a place in which to live and visit. Exceptions to this may be made for terraced town houses where parking can be provided in front of an integrated garage, with living accommodation also provided to the ground floor to ensure natural surveillance. The houses would require to be set back sufficiently from the street and the design should take into account the overall effect on the visual amenity of the street. – there are several flatted developments with parking courts at the front in Edrom Street, Edrom Court, Dalveen Street & Kilmany Drive
4. The constrained nature of the site will make it difficult to provide good quality private external amenity spaces on the site at the density proposed, in line with the requirements of IPG 12 – Delivering Development. There should also be outside provision for clothes drying demonstrated, and whilst useable balconies could contribute to the provision of private amenity space this is unlikely to be sufficient. The units themselves are small and there would be no basis for arguing that internal amenity would go any way towards mitigating the lack of external amenity. The loss of space within the site to parking, (which is in itself an under provision) is so detrimental to the ability to provide any meaningful amenity space that it renders such a high density flatted development unworkable. - there is amenity space shown around the development that can accommodate drying areas, as part of the building regulations a drying space will be allocated within each apartment. The development is within 100m of Tollcross Park

Architecture

Energy Design

Air Pressure Testing

272 Bath Street Glasgow, G2 4JR - Tel: 0141 354 1776 - plindsay@modascotland.com www.modascotland.co.uk



Chartered Institute of
Architectural Technologists



Building Standards
Approved Certifier





In summary we feel we have satisfactory answered each of the concerns noted by the planning department and as such see no reason for the development to be approved.

Regards



Philip Lindsay

Architecture

Energy Design

Air Pressure Testing

272 Bath Street Glasgow, G2 4JR - Tel: 0141 354 1776 - plindsay@modascotland.com www.modascotland.co.uk



Building Standards
Approved Certifier















Planning & Building Standards 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100165917-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Palaceum"/>
First Name: *	<input type="text" value="Philip"/>	Building Number:	<input type="text" value="16"/>
Last Name: *	<input type="text" value="Storrie"/>	Address 1 (Street): *	<input type="text" value="Edrom Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G32 7DN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="16 EDROM STREET"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G32 7DN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="664200"/>	Easting	<input type="text" value="263829"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority. *
(Max 500 characters)

Erection of residential development (24 apartments) & associated works.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

I have attached a statement in the supporting Documents section

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Local review response statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01498/FUL

What date was the application submitted to the planning authority? *

20/05/2019

What date was the decision issued by the planning authority? *

23/08/2019

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Philip Lindsay

Declaration Date: 12/09/2019

19/00074/LOCAL - 16 Edrom Street – Suggested Conditions

01. The development shall be implemented in accordance with drawing number(s)

1. 1903BC-01A Site Plans
2. 1903BC-02 Proposed Arrangements
3. 1903BC-03A Proposed Elevation
4. 1903BC-05 Bin Store
5. 1903BC-07 Proposed Section
6. 1903BC-08 Proposed Roof Plan

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Further details of the front and rear entrance porches shall be submitted for the written approval of the Planning Authority prior to the commencement of the construction of the buildings.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

03. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites – Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

Reason: To ensure the ground is suitable for the proposed development.

04. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

Reason: To ensure the ground is suitable for the proposed development.

05. On completion of the approved remediation works and prior to occupation of the development, a verification report confirming that the works have been carried out in accordance with the approved remediation strategy shall be submitted to and approved in writing by the planning authority.

Reason: To ensure the ground is suitable for the proposed development.

06. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

07. Before any work on the site is begun, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

OFFICIAL

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

08. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

09. Before any work on the site is begun, details of all external materials and finishes shall be submitted to and approved in writing by the planning authority.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

10. Before any work on the site is begun, final details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

11. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments with communal off-street parking provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport Section 7 Electric Vehicles. Details shall be submitted to and approved in writing by the planning authority prior to the commencement of construction works on site.

Reason: In order to promote sustainable transport.

12. Before any work on site has begun, a sunlight analysis is required to be submitted to and approved in writing by the planning authority.

Reason: To enable the assessment of the impact of the development on neighbouring properties and amenity spaces.

13. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the Planning Authority.

The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold' sustainability level, or better, as per the Building Standards Technical Handbook Section 7: Sustainability.

The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the Planning Authority before the development/the relevant part of the development is occupied.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

14. Prior to the commencement of construction works on site the applicant shall submit for the written approval of the Planning Authority a final detailed drainage layout including connection points to the Scottish Water combined sewer and the works shall be carried out in accordance with the approved details. A Flood Risk Assessment and a Drainage Impact Assessment that meets the requirements of Supplementary Guidance 8 Water Environment shall also be submitted to and approved in writing by the Planning Authority prior to any works commencing on site.

Reason: To minimise the risk of flooding and its adverse effects.

OFFICIAL

15. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

16. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

17. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 10.19 of the Glasgow City Council Roads Development Guide.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

18. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb and any steps or ramps shall be located in private (non-adopted) areas.

Reason: In the interests of pedestrian safety.

19. All pedestrian and vehicular access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided.

Reason: In the interests of pedestrian safety.

20. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of Glasgow City Plan policy TRANS 6 Cycle Parking Standards: locations; minimum levels; safe, sheltered and secure; and in 'sheffield' type racks. Details shall form part of the first application for approval under this planning permission in principle. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

21. The car parking area(s)/space(s) shall be permeable but shall exclude loose material. It/they shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

22. The development hereby approved shall not begin until the solum of any existing adopted area of carriageway or footway/footpath which the applicant proposes to build on, has been legally closed under the terms of the Town and Country Planning (Scotland) Act 1997.

Reason: To ensure that no issues of public right of passage arise.

23. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

24. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.

Reason: To ensure that occupiers have safe access to their property.

OFFICIAL

OFFICIAL

25. All redundant footway crossings shall be removed and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety.

26. Any access gates shall open inwards only

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

27. Public street lighting shall be maintained during all phases of the development.

Reason: In the interests of pedestrian and vehicular safety.

28. Light from the development shall not give rise to: (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%; (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.); (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.).

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

29. Proposals for contractors' storage and compound areas and construction of vehicle access shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

30. Details of any temporary barricades proposed during the works involved shall be submitted to the Planning Authority for approval and before commencement of work on the barricades and shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

31. A Construction and Demolition Management Plan & Strategy shall be developed and submitted for the written approval of the Planning Authority. This shall include measures to mitigate against the effects of noise, dust, safety etc. on the local community (reflecting the provision for 'Good Neighbour Agreements' in the Planning (Scotland) Act 2019), including site management, construction and operational measures, including hours of working, site safety and vehicle access shall be submitted to the Planning Authority for its agreement as part of the first application for Approval of Matters Specified in Conditions and thereafter implemented in the agreed manner.

Reason: To enable the planning authority to monitor the implementation of the development.

Reason: In order to safeguard residential amenity.

32. Details of the finished floor levels shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Advisory notes

01. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

02. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.

OFFICIAL

03. The works, as indicated, do not impact upon a public road but if there is any requirement to carry out works on the public road an application under Section 56 of the Roads (Scotland) Act 1984 will be required.

04. Early engagement should be undertaken with Neighbourhoods and Sustainability (Roadworks Control) on agreeing a suitable construction methodology/mitigation strategy.

05. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.

06. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Free phone: 0800 7831423 www.ccscheme.org.uk email:enquiries@ccscheme.org.uk.

07. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

08. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

09. Measures to maintain street lighting levels should be identified before any work begins on site. Street lighting levels should be agreed with Neighbourhoods and Sustainability (Roads), and be in place and operational before any of the dwellings are occupied.

10. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

11. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.

12. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.

13. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

A Section 69 agreement is required for open space compensation