

**Request for Planning Local Review**

Daldowie Dovecot (Ward 19) – 19/00073/LOCAL

Erection of residential development, associated access, landscaping, SUDS and ancillary works.

**COPIES OF THE FOLLOWING DOCUMENTS ARE ATTACHED:-**

- 1 Application for Planning Permission – 118/00483/PPP and supporting documents.
- 2 Drawings (2.1 – 2.5).
- 3 Photographs by Planning Advisor (3.1 - 3.9).
- 4 Report of Handling.
- 5 Planning Decision Notice dated 22 May 2019.
- 6 Letters of representation from:
  - (a) Kemp Lindsey date 4 April 2018;
  - (b) Susan Carrick dated 28 March 2018;
  - (c) Alexander and Sandra Owens dated 18 April 2018;
  - (d) Diane McLellan dated 3 April 2018;
  - (e) Francis O'Donnell undated;
  - (f) Frank O'Donnell dated 2 April 2018;
  - (g) City Design dated 26 March and 12 April 2018;
  - (h) The Coal Authority dated 26 March and 28 June 2018;
  - (i) Neighbourhoods and Sustainability dated 12 March and 6 September 2018;
  - (j) Network Rail dated 20 March 2018; and
  - (k) West of Scotland Archaeology Service dated 15 March 2018.
- 7 Notice of Review Form and Grounds of Appeal from applicant – 19/00073/LOCAL.
- 8 Letters of representation to the Review from:
  - (a) Frank O'Donnell dated 22 September 2019; and
  - (b) Susan Carrick dated 24 September 2019.
- 9 Relevant Policies from Statutory Development Plan -  
City Development Plan – CDP 1, 2, 5, 6, 7, 8, 9, 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 59-60, 65-66

SG1 part 2 <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36871&p=0>  
pg 18-20, 29-32, 46-49, 52, 71-72

IPG6 <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36884&p=0> pg 6-10, 13-15

SG7 <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36519&p=0> pg 25-28

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 6-16, 22-27, 40-43,

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

Clydeplan – Strategic Development Plan - Pgs 8 & 9, Policy 1 pages 12 & 13, Spatial Development Strategy Pg 22, Policy 8 Pg 54, The green network and policy 12 pgs 70-73 and the section on implementing the plan pages 92-97.

<https://www.clydeplan-sdpa.gov.uk/images/ApprovedPlanHighRes.pdf>

- 10 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.

4th February 2020



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 100083780-001

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)

Proposed residential development with associated access, landscaping, SUDS and ancillary 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:	PPCA Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Maura	Building Name:	
Last Name: *	McCormack	Building Number:	39
Telephone Number: *		Address 1 (Street): *	Dunipace Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 7LZ
Email Address: *			

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Daldowie Dovecot
First Name: *	Alan	Building Number:	
Last Name: *	McArthur	Address 1 (Street): *	Hamilton Road
Company/Organisation:		Address 2:	Mount Vernon
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G71 7SL
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

## 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)

Formal pre-application advice was requested from the council. A pre-application meeting took place and established the acceptability of the principle of the development on the site, the form the separate applications would take, and considered the indicative layout with suggestions made for proposed changes to layout.

Title:  Other title:

First Name:  Last Name:

Correspondence Reference Number:  Date (dd/mm/yyyy):

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:

4812.00

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)

Vacant Site with Listed Dovecot adjacent.

## 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.

## Water Supply and Drainage Arrangements

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

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

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.

## 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: Maura McCormack

On behalf of: Mr Alan McArthur

Date: 20/02/2018

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 principal 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 ICNIRP 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. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| Habitat Survey. *  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Mrs Maura McCormack

Declaration Date: 20/02/2018

## Payment Details

Cheque: McArthur Decorating Contractors Ltd, 000016

Created: 20/02/2018 16:49

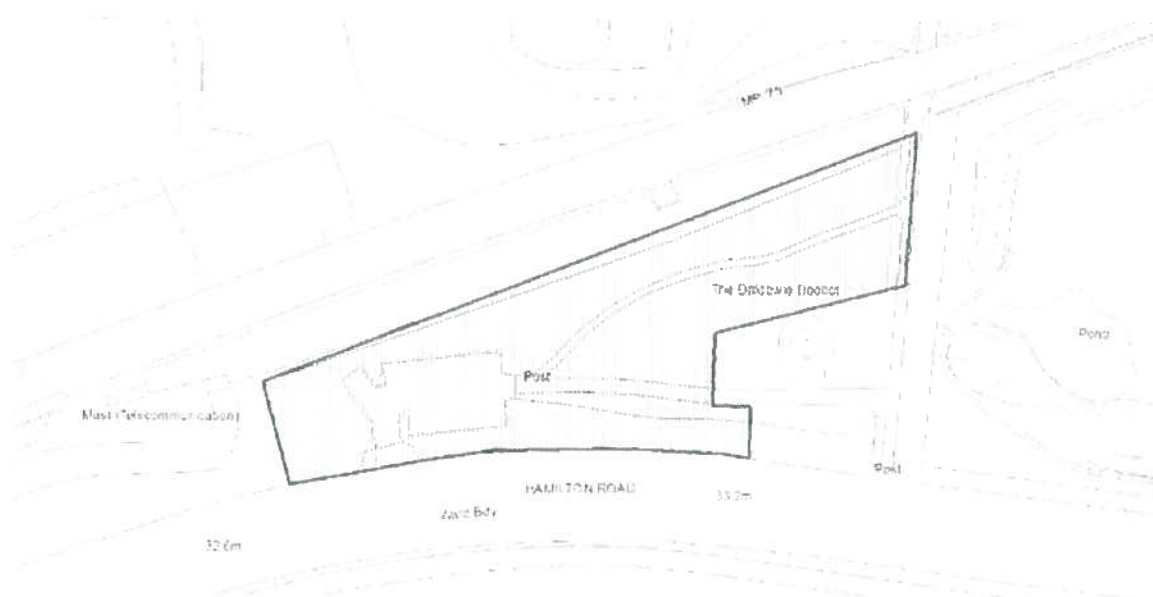
# 18/00483/PPP

## Daldowie Dovecot Hamilton Road Uddingston Glasgow

### NEIGHBOURING LAND TO BE NOTIFIED

Land around application site

### NEIGHBOURS NOTIFIED



1. NETWORK RAIL (Transport Planning) First Floor, George House 36 North Hanover Street, Glasgow, G1 2ED

## **Supporting Planning Statement**

**Proposed residential development with associated access,  
landscaping, SUDS and ancillary works**

**Daldowie Dovecot, Hamilton Road, Glasgow**



**On behalf of  
Mr. Alan McArthur**

Job reference: 1460  
Date: February 2018



## Contents

<b>1. Introduction.....</b>	<b>3</b>
<b>2. Site Location and Surrounding Area.....</b>	<b>4</b>
<b>3. Planning History &amp; Pre-Application Advice.....</b>	<b>7</b>
<b>4. Proposed Development .....</b>	<b>11</b>
<b>5. Relevant Planning Policy.....</b>	<b>13</b>
<b>6. Conclusions .....</b>	<b>20</b>



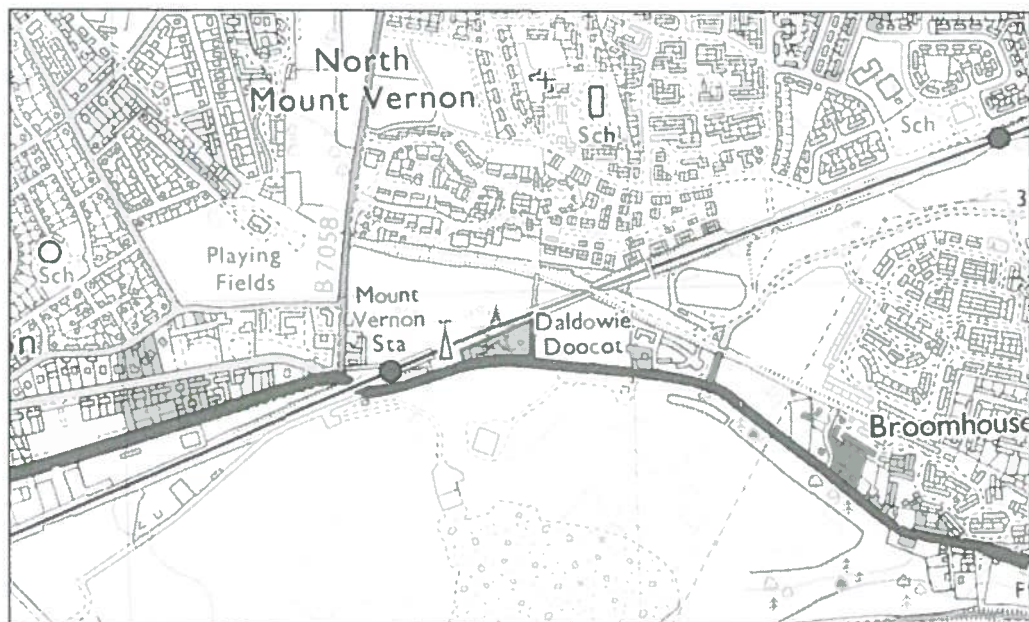
## **1. Introduction**

- 1.1 This supporting planning statement has been prepared by PPCA Ltd, on behalf of Mr Alan McArthur. It is submitted in support of an application for planning permission in principle for proposed residential development, associated access, landscaping, SUDS and ancillary works at Daldowie Dovecot, Hamilton Road, Mount Vernon, Glasgow.
- 1.2 This statement is also submitted in support of the applications for planning and listed building consent for the formation of an area of open space surrounding Daldowie Dovecot and the necessary maintenance and restoration of the immediate surrounding hard landscaping.
- 1.3 The full site within the ownership of the applicant extends to 0.6 hectares however for the purposes of protecting and enhancing the setting of the listed Daldowie Dovecot, two separate planning applications have been submitted as well as a listed building application.
- 1.4 This supporting statement provides a review of the entire site; an overview of the full proposals for the site and; an assessment of relevant planning policy to set out why planning permission should be granted for the development.
- 1.5 This supporting planning statement should be read in conjunction with the accompanying application documents.

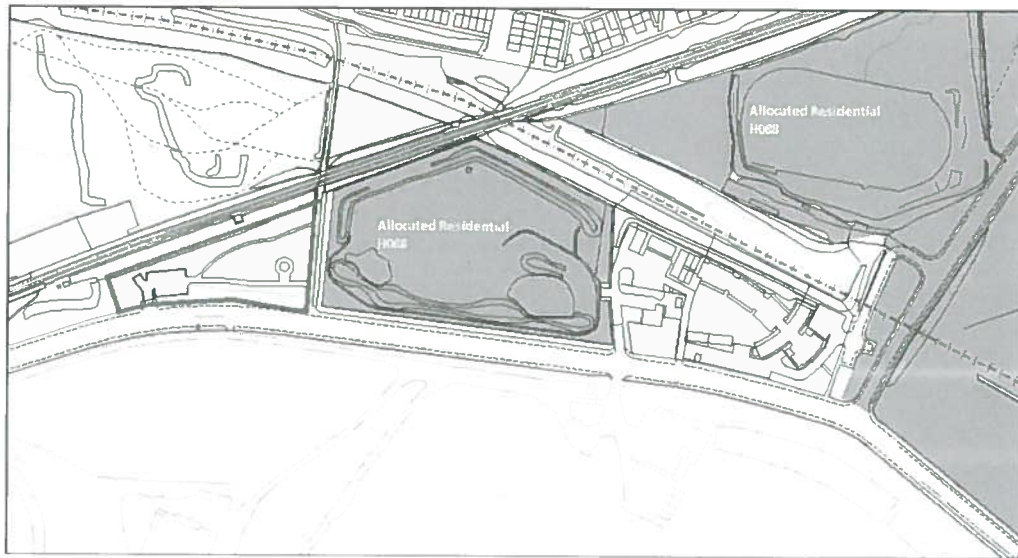


## 2. Site Location and Surrounding Area

- 2.1 The full site within the ownership of Mr. McArthur extends to 0.6 hectares in area and is located in the Mount Vernon area of the Glasgow within easy reach of an array of facilities and amenities.
- 2.2 The site is located to the north of Hamilton Road directly adjacent to Mount Vernon Rail Station (west) and is bounded by the rail track to the north. An area of open land lies to the east of the site extending to the Dogs Trust building to the east (this land presently being used by the Dogs Trust as an exercise area). This land to the east is presently allocated for residential development within the adopted Glasgow City Development Plan (2017) and is shown under site reference HO88 (Bailleston, Broomhouse and Carmyle CGA) in the Plan with an indicative capacity for 700 units.
- 2.3 On the opposite side of Hamilton Road is a landfill site understood to be coming towards the end of its operational life and to be restored to allow for a degree of public access. This area is well screened from Hamilton Road.



Location Plan



*Glasgow City Development Plan Extract with site location*

- 2.4 The site has well defined physical boundaries. To the north are the railway line and a row of mature trees. To the south is Hamilton Road with a stone wall and extensive linear vegetation behind the wall. To the west are mature trees beyond which is access to the rail station (ramp and stairs), and to the east are trees and other vegetation adjacent to an access road / pedestrian link below the rail line linking to other areas to the north. Areas of emerging / established vegetation close to boundaries and within the more central areas of the site are also noted. There are two existing accesses at the east and west ends of the site directly onto Hamilton Road.
- 2.5 Hamilton Road is a 4 lane carriageway with a 3 metre footway/cycleway along the north side including the section adjacent to the subject site. The opening of the M74 extension has significantly reduced traffic flows. Bus stops for both directions of travel are adjacent to the site.
- 2.6 The most striking feature within the site is the relocated Daldowie Dovecot. This structure is a category A listed building and was listed on 12/01/1971. In the listing the property is described as a "Mid 18th century cylindrical dovecot, rubble and ashlar with slated bell-cast roof. Margined doorway with key-stoned flat lintel; oculii; flight-holes below eaves above continuous string course".
- 2.7 The listing goes on to confirm that the Dovecot was "Formerly located within the grounds of Daldowie Sewage Works. Taken down and re-erected north of Hamilton Road, summer 2000". At the time of relocation a small car parking area was provided



to the east of the site however the entrance to this has been blocked off in an attempt to stop fly tipping and anti-social behaviour.



### 3. Planning History & Pre-Application Advice

#### Planning History

- 3.1 A planning application was submitted in September 2013 for residential development on the site and subsequently withdrawn (13/02156/DC). A number of useful conclusions can be drawn from the consultation responses associated with this previous application, in particular Historic Scotland (now Historic Environment Scotland) and Network Rail.
- 3.2 The consultation response made by Historic Scotland (HS) in 2013 confirmed that, while there was no formal objection, it had concerns regarding the impact on the setting of the dovecot. The comments made by HS previously have been taken into consideration in the current applications.
- 3.3 The following points were made:
- *Daldowie Dovecot was moved from its original location in 2000 to allow for the expansion of Daldowie sewage works and this was agreed partly on the grounds that it would be relocated in a more suitably rural setting. As is usual for dovecots, it was originally surrounded by fields, to allow the pigeons easy access to fodder. In our view, it is important that the dovecot retains some connection with the open landscape and is not too closely surrounded by development.*
  - *We agree that the current setting of the dovecot is not ideal, but a considerable effort was made to preserve the dovecot through moving it, and we feel that this should be respected. We would be content to see the new housing addressing the dovecot in some way, as a degree of overlooking is likely to reduce the risk of vandalism and neglect, but we do feel that more effort needs to be made to retain the open space around it and avoid using it as a traffic island. We encourage your council to seek an alternative layout, perhaps with greater concentration to the east of the site to allow the dovecot more breathing space.*
- 3.4 Given these previous comments it was important that any design solution for the site, while maximising the developable area, should protect and exclude the dovecot from physical encroachment. Sensitive landscaping on the site now forms appropriate protection for the dovecot while also enhancing the existing public right of way on the eastern edge of the site.



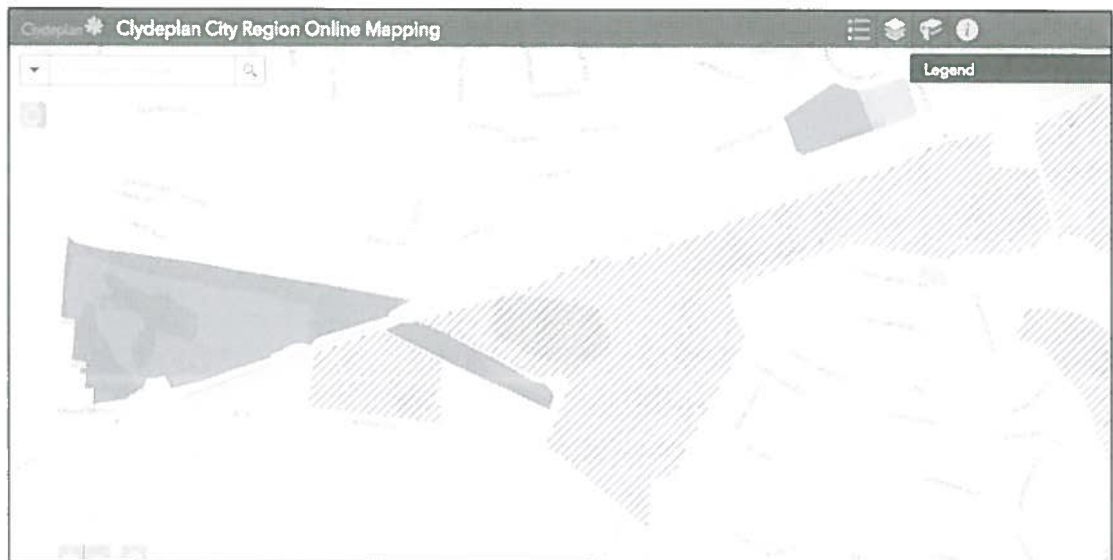
- 3.5 The site has now been split to allow for a planning permission in principle application, with indicative layout, to come forward on the wider site while a full planning permission and listed building consent applications are submitted for the part of the site immediately surrounding the Dovecot. This offers enhanced protection to the Dovecot and allows for the creation of formal open space at the Dovecot while allowing for the necessary maintenance and restoration of the paving and wall adjacent to the Dovecot.
- 3.6 The consultation response provided previously by Network Rail, again, did not object to the proposals but did provide advice on development in close proximity to the railway. It was recommended that suitable barriers must be put in place to prevent unauthorised and unsafe access to the railway and that construction works must be undertaken in a manner which does not disturb the operation of the neighbouring railway. Network Rail also raised the matter of the proximity and type of planting proposed within any landscaping scheme when adjacent to the railway.
- 3.7 This previous consultation response has been taken into consideration during the preparation of the current planning applications and details of suitable barriers and full landscaping plans will be part of future applications.
- 3.8 The Environmental Health and Transport Planning departments within the Council had no objection to the previous application and the access arrangements for the site are based on the previous proposals.
- 3.9 Scottish Water indicated previously that there may be a requirement for the developer to carry out works on the local network to ensure there is no loss of service to existing customers for both the Water Network and the Wastewater Network. Confirmation has been received from Scottish Water that there is sufficient capacity for the proposed development.

#### Pre-Application Advice

- 3.10 Formal pre-application advice was sought from Glasgow City Council in November 2017 by way of the Council's request form. A subsequent pre-application meeting was held with planning officer Mr G. Mimmagh on 20<sup>th</sup> December 2017.
- 3.11 This meeting confirmed that the principle of residential development was acceptable on the site and that the approach of submitting two separate planning applications and a listed building consent application was agreed.



- 3.12 It was suggested by the planning officer that the site layout presented at the December meeting could be improved upon to allow for more of the open space to be concentrated at the dovecot for greater protection. It was also confirmed that in order to provide this greater concentration of open space at the dovecot, a number of trees may have to be removed from the site and that the applicant may provide less than the required 125% car parking.
- 3.13 The advice received through the pre-application meeting has been fully taken on board and the finalised indicative masterplan reflects this.
- 3.14 A further matter raised during the pre-application meeting was the potential contribution to the Community Growth Area (CGA) Fund which covers Broomhouse/ Baillieston and Carmyle. As discussed in more detail in Section 5.0 below, the most recent approved Strategic Development Plan does not include the land at Daldowie Dovecot as being within the CGA.
- 3.15 The map extract below from the Clydeplan SDP shows the hatched area as the CGA.



Extract from Clydeplan SDP

- 3.16 The requirement to contribute to the Community Growth Fund has been queried with Glasgow City Council prior to the submission of the current planning applications however no formal response has been received with specific regard to the contribution.
- 3.17 It is understood that there was a masterplan approved for the Broomhouse/ Baillieston/ Carmyle Community Growth area in 2009 and that £11,000 per roof developer



contribution was agreed to justify release of green belt land which was to be invested in community facilities. The Community Growth Areas and contributions were detailed in the previous Local Development Plan (City Plan 2) but this has since been replaced by the City Development Plan.

- 3.18 The City Development Plan removed the site at Daldowie Dovecot from the greenbelt and it is now simply 'white land'. There is no policy requirement within the approved Strategic Development Plan or the adopted Local Development Plan which requires a contribution to the CGA fund.



#### **4. Proposed Development**

- 4.1 The Indicative Masterplan provides a conceptual framework for the proposed development of the application site, and shows how the site can maximise opportunities to integrate the new residential development with the existing listed dovecot and set out a landscape and open space framework which will enhance the setting of Daldowie Dovecot.
- 4.2 In addition to the proposed housing development, there is an opportunity to provide new areas of open space, tree planting and landscaping as an integral part of the new development. A high quality development in terms of design, layout and landscaping would be provided, and this would represent the sustainable and sensitive development of the site.
- 4.3 The site will consist of a simple housing arrangement arranged mainly along the main access road. The existing Dovecot will remain unaltered, with only necessary maintenance sensitively carried out.
- 4.4 The main alterations will come to the Dovecot's immediate surrounding landscape. Improvements to the surface material/ paving surrounding the dovecot along with the addition of native species trees and plants will create a pleasant courtyard arrangement. Repair and enhancement of the adjoining low wall will be carried out on a like for like basis.
- 4.5 Due to the size of the site, it was important to consider the most efficient access to the properties. Given that a solid wall currently exists along Hamilton Road, with feature accesses, re-using these features will most benefit the integration of the new proposals. Main vehicular access will continue to be from Hamilton Road.
- 4.6 All public rights of way and access to the Dovecot will remain. The maintenance and restoration of the site immediately adjacent to the dovecot, and the residential development of the wider site will allow for the dovecot to be more fully valued in this location.
- 4.7 It is fully appreciated that while the Dovecot is not "original" in terms of its location, setting and physical fabric (wholly), it remains of historic significance. The indicative development proposals for the site have address the listed building, its setting and, significantly, its on-going maintenance and public access. Residential development of the site in a manner sympathetic to the site and the Dovecot will deliver significant



benefits with respect to the long term future/ maintenance of/ public access to the listed Dovecot site while making the full and productive use of what is effectively an underutilised gap site supporting a range of anti-social behaviour located between Mount Vernon Station and an allocated residential site to the east.

- 4.8 It is established that the site lies in an accessible location, is well served by public transport (train and bus), has suitable vehicular and pedestrian accesses, would link to other sites/areas (the pedestrian link to the north would also be retained as an integral part of the development), and it contains a well-established landscape framework within which a development could readily be situated. Some removal of vegetation is required in order to facilitate the development but it is considered that there is an opportunity to enhance the current landscape framework and increase the amenity of both the dovecot site and the surrounding area.
- 4.9 The scale of development proposed would also be in keeping with the character of the surrounding area and can be easily absorbed into the local landscape whilst providing opportunities for an enhanced landscaped for Daldowie Dovecot.
- 4.10 Further details on the proposed development of this site are set out in the Design & Access Statement and on the indicative layout plan.



## 5. Relevant Planning Policy

- 5.1 This section outlines and assesses the proposal against the policies contained within the Development Plan and other material considerations relevant to the proposal. It includes a review of the planning application against the relevant sections of the Adopted Local Development Plan as well as the Approved Strategic Development Plan and Scottish Planning Policy.

### Development Plan

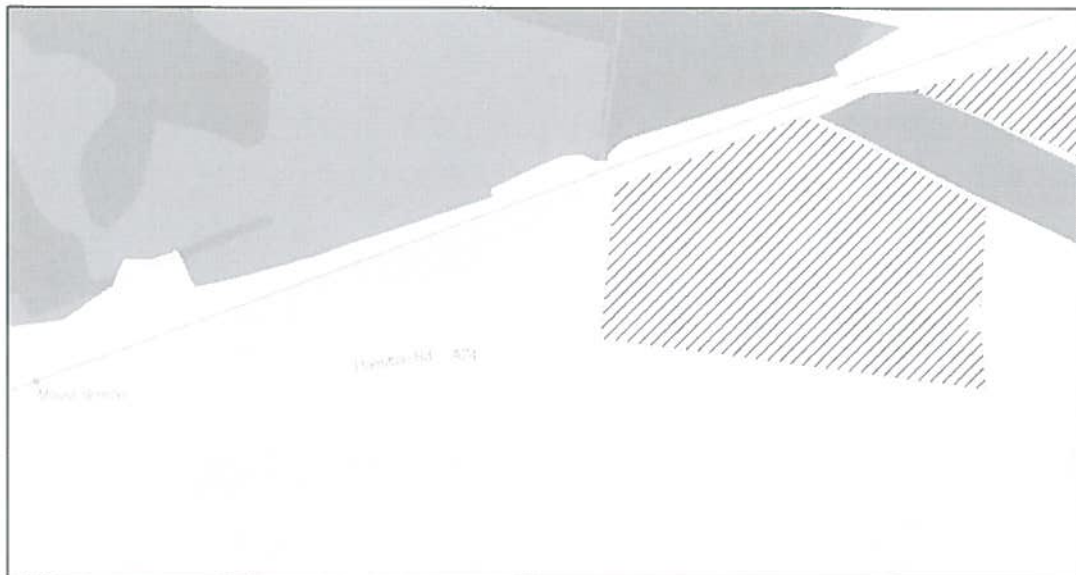
- 5.2 Section 25 of the Town & Country Planning (Scotland) Act 1997 (as amended) states that *“Where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”*.
- 5.3 The development plan comprises the Clydeplan Strategic Development Plan and the Glasgow City Development Plan.

### Clydeplan Strategic Development Plan

- 5.4 The Clydeplan Strategic Development Plan was approved by Scottish Ministers in July 2017. The Strategic Development Plan sets out a Vision and Spatial Development Strategy until 2036 of where new development should be located and a policy framework that helps deliver sustainable economic growth through the creation of high quality places which reduces inequalities and which enhances the quality of life in the Glasgow City Region.
- 5.5 As noted in Section 3. above, the site is located adjacent to but outwith the Baillieston/ Broomhouse/ Carmyle Community Growth Area as defined on the Clydeplan mapping system. This is shown below.
- 5.6 Due to the relatively small scale, and local nature of the proposals, more specific planning policies are set out in the Adopted Local Development Plan. The Strategic Development Plan supports a sustainable pattern of growth that will secure delivery of housing in the most sustainable locations and meet the needs of communities. The proposed development is located within a sustainable and accessible location and will meet a demand for new residential development within this urban area of the City.



Clydeplan Map Extract



Clydeplan Map Extract

#### Glasgow City Development Plan

5.7 The Glasgow City Local Development Plan was adopted on 29th March 2017. The site at Daldowie Dovecot was promoted for residential development through the Local Development Plan Examination. However, despite being proposed for removal from the greenbelt, the site was not allocated for residential development.

5.8 The Reporter concluded the following:

*“The site is around 0.7 hectares in area. It is located to the north of Hamilton Road and is adjacent to Mount Vernon railway station. The land to the east, (currently used by the Dogs’ Trust as an exercise area) is allocated for residential development in the adopted City Plan and is shown as Proposal*



*H088 in the Proposed Plan. The site includes the Daldowie Dovecot. This is a category A listed building, although it has been re-located from its former site within the grounds of Daldowie estate. Access to the dovecot has been created from Hamilton Road and it has a small car parking area.*

*The site is in a sustainable location and has an established landscape framework. There is an opportunity to protect the long term integrity and setting of the dovecot. The site was affected by fly-tipping at the time of the site visit. The site is proposed to be removed from the green belt following the council's Greenbelt Review. The council advises that the site is identified on the PAN 65 Open Space Map as a green corridor. However, the representation on behalf of the landowner contends that a housing development could be designed which has no materially negative impacts on the green corridor/network. The Greenbelt review recommended that the use of the site for residential development should be investigated. The site owner advises that early development of the site could be progressed and that the site would be fully effective/deliverable within the Proposed Plan period.*

*The site does not appear to have been the subject of a strategic environmental assessment or public consultation as part of the preparation of the Proposed Plan. The issue may be a matter for consideration in the next review of the local development plan, but there will be no modification to the Proposed Plan."*

- 5.9 Despite not recommending the site for allocation, the Reporter has confirmed through his conclusions that the site is in a sustainable location and that there is an opportunity to protect the long-term integrity and setting of the dovecot. It has also been confirmed through the greenbelt review that residential development on the site should be investigated.
- 5.10 Having been removed from the greenbelt, the site is subject to two city wide policies, CDP1 The Placemaking Principle and CDP2 Sustainable Strategy and to Policy CDP9 Historic Environment.
- 5.11 It should be noted that the site is not within the green belt and not within a specified designation area on the City Development Plan Proposals Map but is included as a Green Corridor – Green Access Route within the emerging Supplementary Guidance SG6 – Greenbelt and Network and therefore City Development Plan Policy CDP6 Green Belt and Green Network is also therefore relevant to the proposals.



- 5.12 Policy CDP1 – The Placemaking Principle aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.
- 5.13 Policy CDP2 – Sustainable Spatial Strategy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.
- 5.14 Policy CDP9 – Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy / Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings, Conservation Areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.
- 5.15 Each Policy in the City Development Plan has a corresponding piece of Supplementary Guidance (SG) with the exception of Policy CDP2 – Sustainable Spatial Strategy. Instead of a single document the SG for Policy CDP2 will take the form of area specific spatial development strategies and masterplans. A number of the SG have been approved or are with the Scottish Government for final approval and a number of the SG are currently published for consultation and are being treated as Interim Non-Statutory Guidance.
- 5.16 It should be noted that while the site has been removed from the greenbelt within the City Development Plan, the site is identified as a Green Corridor within the emerging Supplementary Guidance SG6 – Greenbelt and Network.



- 5.17 The indicative layout for the proposals at Daldowie Dovecot are well considered and there is a clear intention to establish character, protect and enhance the sense of place and setting associated with the dovecot. The design process has produced a response that works within the site constraints and avoids conflict with the, existing land use on the site whilst creating a relationship between the proposed residential development, the dovecot and open space areas. The indicative layout is considered appropriate to meet the requirements of the policy where appropriate.
- 5.18 The design solution addresses the terms of the identified policies by addressing the Placemaking Principle, delivering sustainable development in compliance with the Local Development Plan spatial strategy and suitably respecting the historic environment. The development will fully support the full and appropriate sustainable use of the site while protecting the long term integrity of the listed Dovecot, all of which would accord with underlying planning principles at national, strategic and local level.
- 5.19 The development proposals for the site at Hamilton Road offers a real opportunity to contribute to housing supply/needs within Glasgow while at the same time protecting an important listed structure, including providing improved public access to the Dovecot site. This will allow the full, sustainable and appropriate use of the land.
- 5.20 It is established that the site is well located between Mount Vernon rail station and an allocated residential site, that access and required infrastructure is available, that a landscape framework for the site is already established and would be enhanced as part of the development, and that the present (mis)use of the site is not in the public interest with respect to safety or the long term protection of the listed Dovecot.
- 5.21 The present situation with the site is unsustainable and will only deteriorate. This does not aid public access to the listed Dovecot or through the site to the north and is clearly requiring positive action to resolve. The proposals will not impact on the aspirations within emerging supplementary guidance for the site to continue to be part of the City's green network. The beneficial development of the wider site for residential uses with the enhanced and maintained setting of the dovecot provides the most appropriate planning and practical option going forward.
- 5.22 As indicated, not only would this well located and accessible site be brought into sustainable beneficial use, there would be the opportunity though careful design to positively provide for public access to the site of the Dovecot and to put measures into place to support the positive maintenance of the listed building, in effect to avoid it



once again becoming derelict over time. The development would bring positive outcomes.

- 5.23 We have demonstrated that the proposals meet the terms of the policy framework set out in the Local Development Plan. The proposed development is an appropriate form and scale of development and would make a positive contribution to the surrounding area while protecting and enhancing the historic environment.

Scottish Planning Policy (2014)

- 5.24 The Scottish Planning Policy (SPP) was published in June 2014 and is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed across the country.
- 5.25 It is a material consideration that carries significant weight in the preparation of development plans, the design of development; from initial concept through to delivery; and the determination of planning applications and appeals.
- 5.26 The SPP confirms that the Scottish Government's central purpose is to focus on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. Sustainable economic growth is defined as: "Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too".
- 5.27 Paragraph 15 explains that by locating the right development in the right place, planning can provide opportunities for people to make sustainable choices and improve their quality of life. Well-planned places promote well-being, a sense of identity and pride, and greater opportunities for social interaction. Delivering high-quality buildings, infrastructure and spaces in the right locations helps provide choice over where to live and style of home, choice as to how to access amenities and services and choice to live more active, engaged, independent and healthy lifestyles.
- 5.28 The SPP confirms the introduction of a presumption in favour of development that contributes to sustainable development. SPP explains that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term.
- 5.29 SPP explains that policies and decisions should be guided by a number of principles, including:



- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting delivery of accessible housing, business, retailing and leisure development;

5.30 In relation to housing development SPP sets out the Government's approach towards "Enabling Delivery of New Homes" and confirms the need to facilitate new housing development, particularly in areas within our cities network where there is continuing pressure for growth. SPP also confirms that house building makes an important contribution to the economy, and planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development.

5.31 In relation to Listed Buildings, SPP states that "Change to a listed building should be managed to protect its special interest while enabling it to remain in active use."

5.32 By bringing a suitable form of sustainable development to the site, it would be converted to an asset to the community in terms of the provision of new homes and the retention/ maintenance of the Dovecot as an asset to the local area rather than a place for anti-social behaviour as is presently occurring. The development would fully support the full and appropriate sustainable use of the site while protecting the long term integrity of the listed Dovecot.



## 6. Conclusions

- 6.1 Having undertaken the review of the site, the proposed development and relevant planning policies and guidance, we have demonstrated in this supporting planning statement, and the accompanying plans and studies, that the proposed residential development of the wider site at Daldowie Dovecot and the enhancements and maintenance to the immediate Dovecot site can be fully supported in terms of existing planning policy and other material considerations.
- 5.1 The proposals represent the opportunity for a sustainable residential development in an accessible location while securing the long term viability and future of a Category 'A' listed building. The proposal is a wholly sustainable development that will have no significant adverse impact on the local area. The proposals have been designed to carefully consider the setting of the listed building and integrate with its immediate vicinity and local landscape.
- 5.2 As stated previously, this supporting statement is submitted in support of an application for planning permission in principle for proposed residential development, associated access, landscaping, SUDS and ancillary works at Daldowie Dovecot, Hamilton Road, Mount Vernon, Glasgow. This statement is also submitted in support of the applications for planning and listed building consent for the formation of an area of open space surrounding Daldowie Dovecot and the necessary maintenance and restoration of the immediate surrounding hard landscaping.
- 5.3 The full site within the ownership of the applicant extends to 0.6 hectares however for the purposes of protecting and enhancing the setting of the listed Daldowie Dovecot, two separate planning applications have been submitted as well as a listed building application.
- 5.4 The proposals are entirely appropriate for the site and we would therefore respectfully request that planning permission is granted for the proposals outlined in both planning applications and the listed building consent application.



Geo-Environmental Consultants

## **COAL MINING RISK ASSESSMENT**

**HAMILTON ROAD,  
GLASGOW**

**DATE**

May 2018

**CLIENT**

**Mr Alan McArthur**

---

**Mr Alan McArthur**

## **COAL MINING RISK ASSESSMENT**

Date of Issue: May 2018

Report Status: First Edition

Project Reference: P18/02

Prepared by: Craig Walker – Geo-Environmental Scientist

Reviewed and  
Approved by: Neil Thomson – Director

Mason Evans Partnership Limited  
The Piazza  
95 Morrison Street  
GLASGOW  
G5 8BE

**CONTENTS**

	<b>PAGE NO</b>
1.0 INTRODUCTION	1
1.1 General	1
1.2 General Methodology	1
1.3 Context	1
2.0 SITE LOCATION AND DESCRIPTION	5
2.1 Site Details	5
2.2 Local Context	5
3.0 HISTORICAL BACKGROUND	6
3.1 General	6
3.2 Historical Background	6
4.0 SITE GEOLOGY AND MINING	7
4.1 General	7
4.2 Opencast Mining	9
4.3 General Principles of Surface Instability	9
4.4 Surface Instability Due to Mining	9
4.5 Mine Entries	9
4.6 Potential for Future Mineral Extraction	9
5.0 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC MINING RISKS	10
5.1 Risk Assessment	10
5.2 Mitigation Strategy Proposed	11
6.0 CONCLUSIONS	12
6.1 General	12

## **LIST OF DRAWINGS**

		<b>PAGE NO</b>
Drawing No P17/660/CMRA/01	Site Location Plan	2
Drawing No P17/660/CMRA/02	Site Layout	3
Drawing No P17/660/CMRA/03	Proposed Development Layout	4
Drawing No P17/660/CMRA/04	Extract of Published Geological Survey Map – Drift & Solid	8

## **APPENDICES**

Appendix A	Historical Ordnance Survey Map Extracts
Appendix B	Coal Authority Report
Appendix C	Historical Borehole and Mineral Bores Records

## 1.0 INTRODUCTION

### 1.1 General

1.1.1 We understand that Mr Alan McArthur (the Client) propose a change in land use and redevelopment of an area north of Hamilton Road in the south-west of Ballieston, Glasgow (Drawing No P18/092/CMRA/01 and 02)

1.1.2 We now understand that Glasgow City Council have requested that a Coal Mining Risk Assessment Report should be submitted in support of the planning application and, as a specialist geo-environmental consultancy firm with experience of impacts related to shallow mineworkings, we were appointed by the Client's Engineer to advise accordingly. This report provides our findings.

1.1.3 The purpose of this Coal Mining Risk Assessment Report is to present a desk-based review of available information on the mining issues which are relevant to the site and to identify and assess the risks to the proposed development from its mining legacy. In the course of our assessments, we identify appropriate mitigation measures to address these issues, including necessary remedial works.

1.1.4 The objective of the report is to demonstrate to Glasgow City Council that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on potentially unstable land.

1.1.5 This report presents the findings of our examinations of the site, which have been based on researches of available geological and mining maps, plans, memoirs and other records as well as historical investigation information and nearby previous ground investigation works. The scope of the investigations has been restricted to fulfil the necessary enquiry regarding the mining context of the site alone.

### 1.2 General Methodology

1.2.1 As described, our examinations involved researches of various published documents on the geological and historical background to the site, as well as reference to the British Geological Survey on-line maps and a Coal Authority Report on past mining in the area. In assessing the potential site impacts, we considered typical mine stability assessments criteria and have reviewed the area relative to our expectations of the geological conditions. Our confidence on the geology and the potential impacts of mining are discussed relative to the quality of the data available to us, with recommendations provided on the scope of future intrusive investigations.

### 1.3 Context

1.3.1 It should be recognised that the report is prepared in accordance with current recommended practice and existing legislation.



**MASON  
EVANS**

Geo-Environmental Consultants

t: 0141 420 2025 e: mail@masonevans.co.uk

The Piazza, 95 Morrison Street, Glasgow, G5 8BE

client details:

Mr ALAN ACARTHUR

2 CARRICK DRIVE, MOUNT VERNON

GLASGOW, G32 8DZ

project title:

HAMILTON ROAD  
GLASGOW

drawing title:

SITE LOCATION PLAN

project no:

drawing no:

revision:

date:

drawn by:

approved by:

scale:

P18/092

P18/092/CMRA/F/01

01 05 08

AC

NT

1:50,000

NOTES

- - - Site boundary
- - - Extent of site for housing development

REV DATE DETAILS

MR ALAN ACARTHUR  
2 CARRICK DRIVE MOUNT VERNON  
GLASGOW  
G32 8DZ

PROJECT TITLE

HAMILTON ROAD  
GLASGOW

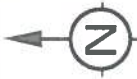
DRAWING TITLE

STUDY AREA

DRAWN BY AC	CHKD BY CW	APPD BY NT	DATE 01.05.18	SCALE Not to Scale
PROJECT No P18/092	DRAWING No P18/092/CHRAJF/02		REVISION	



Geo-Environmental Consultants  
t: 0141 420 2025 e: mail@masevans.co.uk  
The Piazza, 95 Morrison Street, Glasgow, G5 8BE



Mount Vernon  
Station

## 2.0 SITE LOCATION AND DESCRIPTION

### 2.1 Site Details

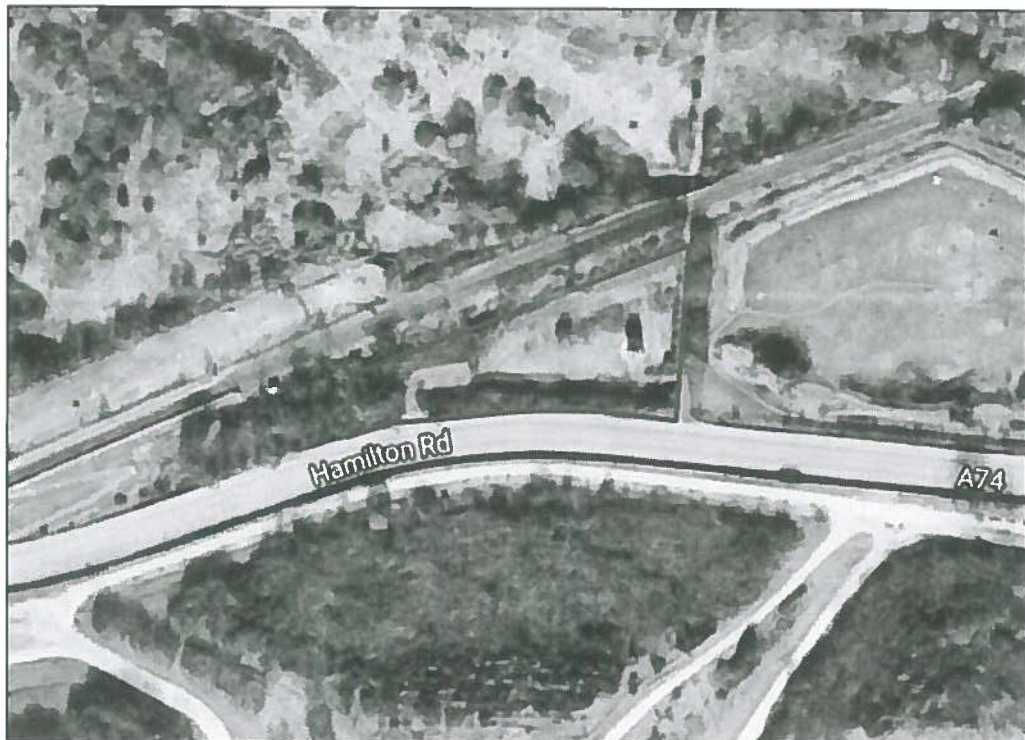
2.1.1 The summary details of the site as understood from supplied survey information and reconnaissance are as follows:

- Existing Site Name - Hamilton Road, Glasgow
- Local Authority - Glasgow City Council
- Approximate Site Area - 0.59 Ha approximately
- Grid Reference - 266720, 662890
- Location - The study area is located to the north of Hamilton Road, south-west of Ballieston, Glasgow.
- Current and Past Usage - The site is currently unused land with mature trees and public footpaths through the site
- Topography - Generally flat lying.
- Surface Conditions - Areas of non-landscaped vegetation and mature trees.

### 2.2 Local Context

2.2.1 The context of the site is indicated in Figure 1.

Figure 1: Aerial photograph of site.



### 3.0 HISTORICAL BACKGROUND

#### 3.1 General

3.1.1 An examination of the past history of a site can often provide valuable information in relation to potential constraints to its development. In this particular instance, our focus has been to establish evidence of any mining within the site or its immediate environs. To facilitate these investigations, past copies of Ordnance Survey maps were examined. It should be noted that considerable periods elapsed between successive Ordnance Survey map editions and the possibility that mining activities took place on the land in the intervening years and were not therefore recorded by the maps, cannot be discounted. In these circumstances, while we have tried to ascertain the complete record of the site history, the possibility that historical mining activities took place but were undisclosed by our researches, cannot be discounted.

#### 3.2 Historical Background

**Table 1: Site History**

Ordnance Survey Map Edition	The Site	The Surrounding Area
1864 (1:10,560 scale)	<ul style="list-style-type: none"> <li>Unoccupied, presumably agricultural, land</li> </ul>	<ul style="list-style-type: none"> <li>Caledonian Railway noted to run along northern boundary.</li> <li>Mount Vernon Railway Station noted approximately 50 m west.</li> <li>Greenoakhill Quarry noted approximately 200 m south-east.</li> <li>Wester Daldowie estate noted approximately 400 m south.</li> <li>Boghall farm noted approximately 250 m east.</li> <li>Burntbroom farm noted approximately 200 m north.</li> <li>A sand pit is noted approximately 700 m south-east.</li> <li>The River Clyde is noted approximately 800 m south.</li> <li>A coal pit is noted approximately 900 m south-west.</li> <li>Mount Vernon Colliery is noted approximately 1200 m north-west.</li> </ul>
1899 (1:10,560 scale)	<ul style="list-style-type: none"> <li>No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>Burntbroom Colliery Pit No. 1 noted approximately 50 m north-west.</li> <li>A second railway line, orientated south-east to north-west noted approximately 100 m north.</li> <li>A tank is noted approximately 150 m south-east, associated with Greenoakhill quarry.</li> <li>Residential and industrial development noted as Mount Vernon, between approximately 200 to 1000 m west.</li> <li>Residential development approximately 500 m north-west noted as North Mount Vernon.</li> <li>Daldowie Colliery Pit No. 1 noted approximately 500 m east.</li> <li>Two sand pits are noted towards the north-west, between approximately 200 and 400 m.</li> <li>An old shaft is noted approximately 300 m north.</li> <li>Mount Vernon Colliery no longer noted.</li> <li>Kenmuirhill Colliery Pit No. 2 noted approximately 1000 m south-west</li> <li>Broomhouse Colliery Pit No. 1 noted approximately 1000 m east.</li> </ul>
1914 (1:10,560 scale)	<ul style="list-style-type: none"> <li>No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>Kenmuir Colliery Pits Nos. 3 and 4 are noted approximately 1000 m south-west.</li> </ul>
1938 (1:10,560 scale)	<ul style="list-style-type: none"> <li>No significant change</li> </ul>	<ul style="list-style-type: none"> <li>Continued residential development towards the north-west in North Mount Vernon.</li> </ul>

		<ul style="list-style-type: none"> <li>• A sand pit is noted approximately 300 m south-west.</li> <li>• Brick works are noted approximately 600 m north.</li> </ul>
1958 (1:10,560 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• A sports stadium is noted approximately 300 m east.</li> <li>• Works noted approximately 100 m south-west.</li> </ul>
1967 (1:10,00 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• Large amount of continued residential development towards the north-west noted as North Mount Vernon.</li> <li>• Large amount of continued residential development towards the north-east noted as Baillieston.</li> <li>• Greenoakhill Quarry now noted as Greenoakhill Sand Quarry.</li> <li>• Industrial development within Mount Vernon approximately 1000 m west.</li> </ul>
1982 (1:10,000 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued residential development of North Mount Vernon and Baillieston.</li> </ul>
1989 (1:10,000 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued residential development of Baillieston.</li> <li>• Sewage works noted approximately 800 m south.</li> <li>• Greenoakhill Quarry now noted as disused workings.</li> </ul>
1996 (1:10,000 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>
1999 (1:10,000 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• Sewage works south of the site now noted as Daldowie Sewage Treatment Works.</li> </ul>
2018 (1:10,000 scale)	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>	<ul style="list-style-type: none"> <li>• No significant change.</li> </ul>

## 4.0 SITE GEOLOGY AND MINING

### 4.1 General

- 4.1.1 The published Geological Survey map (Sheet NS66SE) presented in Drawing No P18/092/CMRA/03 indicated bedrock beneath the site belonging to the Upper Coal Measures consisting of sandstones, siltstones and mudstones with thin coals. Superficial deposits are indicated to comprise sands and gravels which are in the region of 10 m to 20 m in thickness.
- 4.1.2 Utilising the most recent BGS map available for the area (NS66SE) the Glasgow Main Coal, Glasgow Splint Coal and Virgin Coal are indicated to outcrop north of the site, with the Glasgow Ell Coal and Glasgow Upper Coal indicated to outcrop south of the site. The Pyotshaw Coal is recorded stratigraphically between the Glasgow Ell and Glasgow Main Coal. The strata are indicated to dip to the south within the area. The site is situated between two north-south trending faults, with the downthrown side towards the east for both faults. As such it is anticipated that the Virgin Coal, Glasgow Splint Coal, Pyotshaw Coal and Glasgow Main Coal seams are present beneath the site at depths which may result in instability of the site should these seams have been worked historically. It is also noted that the Ell Coal seam is conjectured to outcrop close to the southern site boundary and may well underlie the site at shallow depths.
- 4.1.3 Review of the mine plan records have indicated that all of the seams above have been worked previously within the area.
- 4.1.4 The Coal Authority Interactive Map indicated the site to be out with a 'Development High Risk Area' and of probable shallow coal mine workings, however the areas surrounding the site are within a 'Development High Risk Area'. The Coal Authority Report indicated that the site is within a surface area that could be affected by past underground mining in six seams of coal at shallow to 160 m depth.
- 4.1.5 There are no known coal mine entries within the site, or within 20 m of the site boundary. However, two mine entries are noted approximately 80 m from the northern boundary. As is the case in all areas of historic mining, the presence of unrecorded mine entries cannot be discounted.
- 4.1.6 Review of a historical borehole sunk in 1983 approximately 50 m to the north indicated the presence of broken mudstone 3m thick at depths of 22.56 m. In the same borehole a coal seam and probable waste material 0.76 m thick at depths of 28.70 m indicative of historic mineworkings. Similarly, another borehole sunk approximately 150 m to the north west indicated open waste 0.91 m thick at a depth of 14.59 m and a solid coal seam at depths of 20.38 m. Consequently, both of these seams are conjectured to lie below the site.
- 4.1.7 Further available BGS mining information maps show the site to lie in a known area of mining in more than one seam (Drawing P18/092/CMRA/05). Additionally, the site is shown to be within an area of known mining within 30 m of rockhead. The shallow working is indicated to be the Glasgow Main Coal. (Drawing P18/092/CMRA/06)

GLASGOW UPPER COAL 0.4-1.6m  
 GLASGOW ELL COAL 0.8-1.6m  
 PYOTSHAW COAL 0.6-1.5m  
 GLASGOW MAIN COAL 0.2-1.5m  
 GLASGOW SPLINT COAL 0.6-1.0m  
 VIRGIN COAL 0.6-1.2m  
 AIRDRIE BLACKBAND COAL 0.4-0.8m  
 AIRDRIE VIRTUEWELL COAL 0-0.9m  
 KILTONGUE COAL 0.4-1.6m  
 UPPER DRUMGRAY COAL 0.3-0.8m  
 MID DRUMGRAY COAL 0-0.45m  
 LOWER DRUMGRAY COAL 0.2-0.85m  
 SHOTTS GAS COAL 0.45-0.55m  
 COATBRIDGE BALMORAL COAL 0.4-0.75m

300  
400  
500

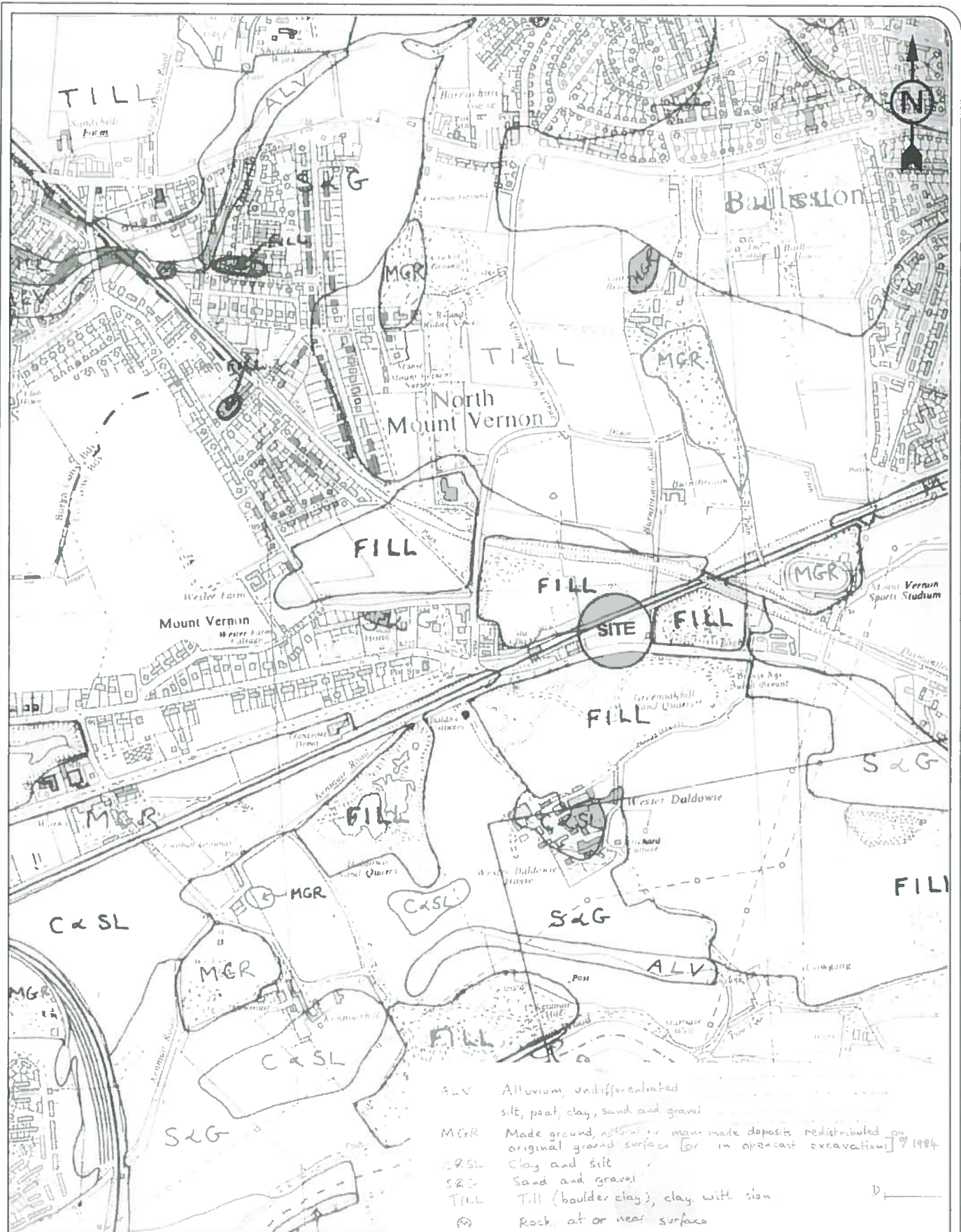


- UCMS** Upper Coal Measures: sandstones, siltstones and shales with thin coals, mostly red-stained, 200m thick
- LMCMS** Lower and Middle Coal Measures: sandstones, siltstones and mudstones, with seams of coal, 300m thick
- Geological boundary
- - - Coal outcrop
- / - Fault, crossmark on downthrow side
- General direction of dip

**MASON EVANS**

Geo-Environmental Consultants  
 t: 0141 420 2025 e: mail@maseonevans.co.uk  
 The Piazza, 95 Morrison Street, Glasgow, G5 8BE

client details:		Mr ALAN AcARTHUR 2 CARRICK DRIVE, MOUNT VERNON GLASGOW, G32 8DZ			
project title:		HAMILTON ROAD GLASGOW		drawing title: EXTRACT FROM PUBLISHED GEOLOGICAL SURVEY MAP (SOLID GEOLOGY)	
project no:	drawing no:	revision:	date:	drawn by:	approved by:
P18/092	P18/092/CMRA/F/03		01.05.08	AC	NT
				scale:	1:10,560



**MASON EVANS**

Geo-Environmental Consultants

t: 0141 420 2025 e: mail@maseonevans.co.uk

The Piazza, 95 Morrison Street, Glasgow, G5 8BE

client details:

Mr ALAN ACARTHUR  
 2 CARRICK DRIVE, MOUNT VERNON  
 GLASGOW, G32 8DZ

project title:

HAMILTON ROAD  
 GLASGOW

drawing title:

EXTRACT FROM PUBLISHED  
 GEOLOGICAL SURVEY MAP  
 (DRIFT LITHOLOGY)

project no:  
 PIB/092

drawing no:  
 PIB/092/CMRA/F/04

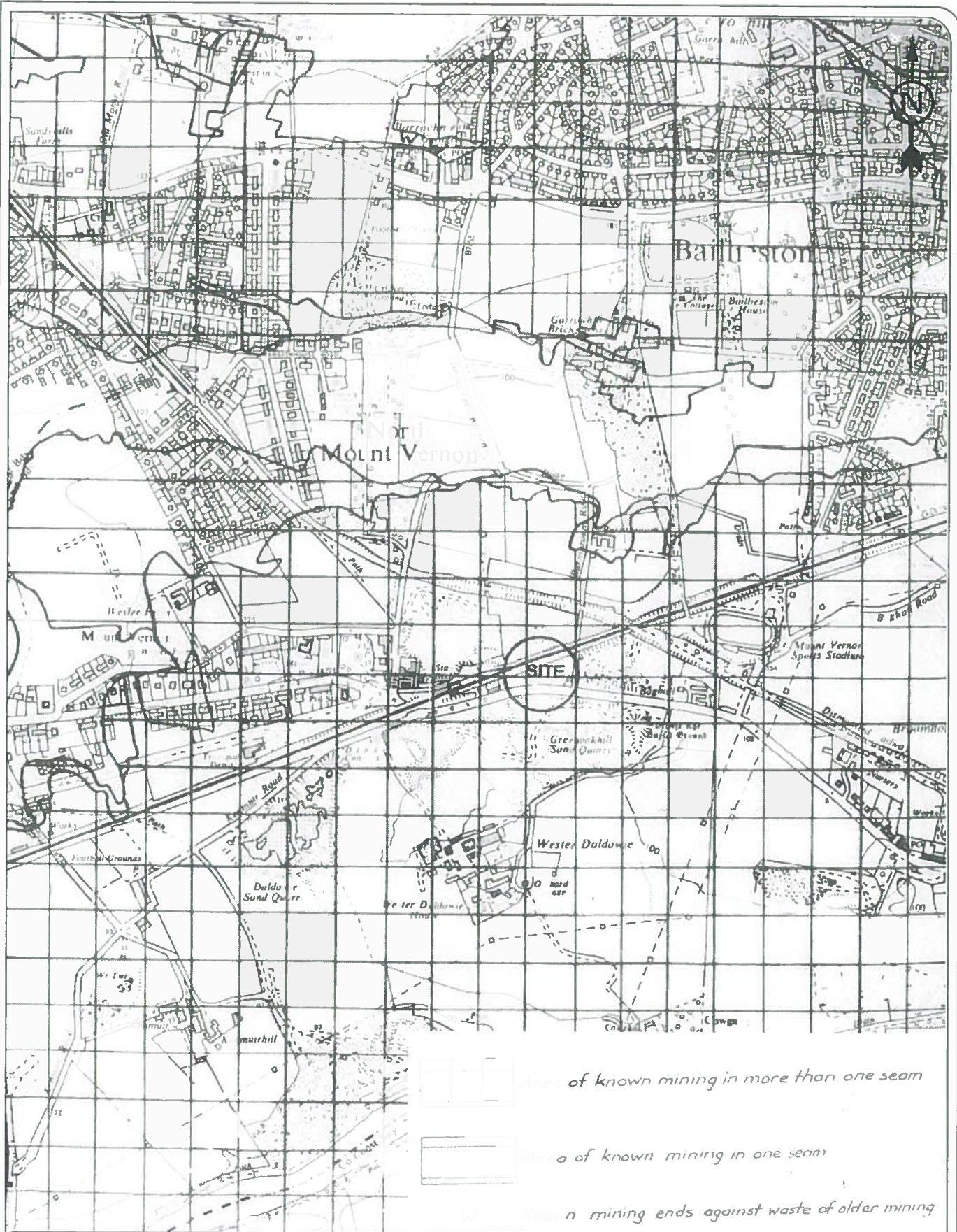
revision:

date:  
 01.05.08

drawn by:  
 AC

approved by:  
 NT

scale:  
 1:10,560



**MASON  
EVANS**

Geo-Environmental Consultants

t: 0141 420 2025 e: mail@masonevans.co.uk

The Piazza, 95 Morrison Street, Glasgow, G5 8BE

client details:

Mr ALAN AcARTHUR  
2 CARRICK DRIVE, MOUNT VERNON  
GLASGOW, G32 8DZ

project title:

HAMILTON ROAD  
GLASGOW

drawing title:

EXTRACT FROM PUBLISHED  
GEOLOGICAL SURVEY MAP  
(MINING INFORMATION)

project no:  
PI8/092

drawing no:  
PI8/092/CMRA/F/05

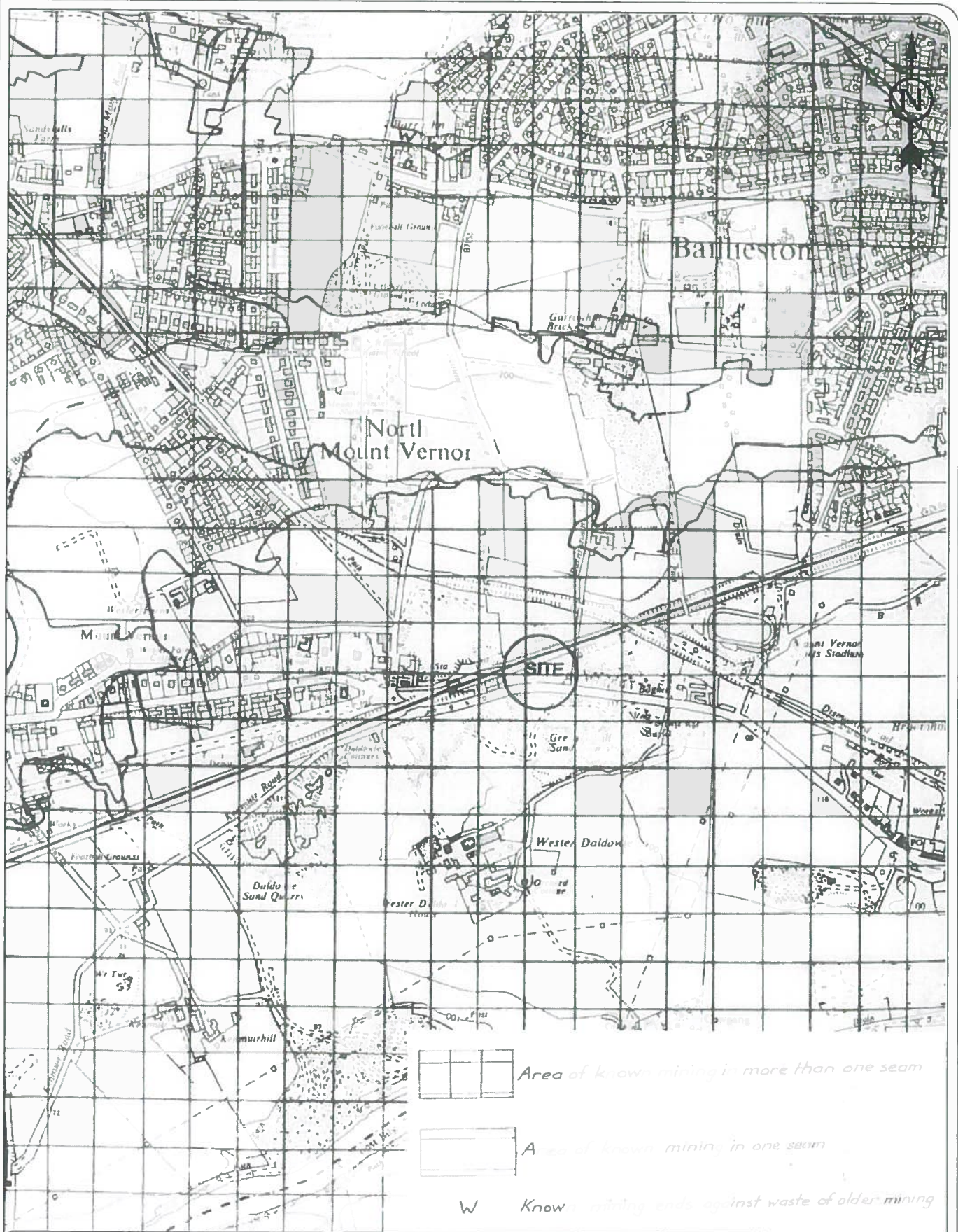
revision:

date:  
01 05 08

drawn by:  
AC

approved by:  
NT

scale:  
1:10,560



**MASON  
EVANS**

Geo-Environmental Consultants

t: 0141 420 2025 e: mail@maseonevans.co.uk

The Piazza, 95 Morrison Street, Glasgow, G5 8BE

client details:

Mr ALAN AcARTHUR  
2 CARRICK DRIVE, MOUNT VERNON  
GLASGOW, G32 8DZ

project title:

HAMILTON ROAD  
GLASGOW

drawing title:

EXTRACT FROM PUBLISHED  
GEOLOGICAL SURVEY MAP  
(MINING INFORMATION WITHIN 30m OF ROCKHEAD)

project no:  
PIB/092

drawing no:  
PIB/092/CMRA/F/06

revision:

date:  
01.05.08

drawn by:  
AC

approved by:  
NT

scale:  
1:10,560

## 4.2 Opencast Mining

Former opencast mines can present problems to new developments due to long term creep settlement of the backfill materials and the impact of buried highwalls. In this instance, we do not envisage any such mining to be a significant risk to the proposed development.

## 4.3 General Principles of Surface Instability

4.3.1 It is generally accepted that old abandoned mineworkings are susceptible to collapse. This is typically the consequence of on-going deterioration within the mines and failure can occur a considerable time after abandonment. The mechanisms of collapse are varied and complex, but generally involve either a yield in the roof of the mine between supports, or collapse as a direct result of failure of the supports. Except in instances where the mineworkings are very shallow for example, less than 10m deep, the stability is comparatively unaffected by enhanced loadings from buildings or by vibrations from heavy traffic. Progressive deterioration within the workings can, however, advance to a stage where instability is reached and collapses occur. In most cases, however, it is impossible to predict with any degree of accuracy if, and when, such movements will take place.

4.3.2 Subsidence assessments generally consider various elements of the geological and mining configuration. These include the nature and thickness of the rock and soil overburden, the extracted height of the workings and the typical mine configuration. Assessments typically seek to achieve a rock/overburden cover thickness of 10 times the seam extraction height. This is consistent with a number of recent studies in the field of mining stability assessment.

## 4.4 Surface Instability Due to Mining

4.4.1 Based on the information contained within the historical borehole records, mine abandonment plan records, review of Coal Authority information, mining memoirs and nearby site investigation information, it is concluded that the site may not be minerally stable. Nearby historical boreholes up dip of the site record up to two seams of coal, of which evidence of workings exist it, is conjectured these seams could lie under the site at potentially shallow depths with the upper seam presumed to be the Glasgow Main Coal and the Pyotshaw Coal. Review of the mining geological memoirs indicated that the Glasgow Main Seam has been worked extensively in the area. The Virgin Coal, Glasgow Splint and Ell Coal seams may also represent a potential risk to surface instability.

4.4.2 While further unrecorded mineral extraction may have taken place in other deeper lying strata, these mineral workings were considered to be at sufficient depths to preclude mining instability constraints.

## 4.5 Mine Entries

4.5.1 There are no known coal mine entries within the site, or within 20m of the site boundary. However, as is the case in all areas of historic mining, the presence of unrecorded mine entries cannot be fully discounted.

#### 4.6 Potential for Future Mineral Extraction

- 4.6.1 We would advise that we have not carried out detailed research of the potential for future resource extraction beneath or within close proximity of the site. While we consider the likelihood of future extraction remote, the mineral ownership should be checked by the client's legal advisors.

#### 5.0 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC MINING RISKS

##### 5.1 Risk Assessment

- 5.1.1 Table 2 has been derived from the researches, highlighting the risk relating to shallow mineworkings at the property. The risk is shown by the colouration in the boxes. Where red is shown, the risk is heightened and mitigation would be expected to be required for development. An 'orange' colouration indicates a suspicion of a potential risk that would need to be addressed in investigations and/or design, with a possible need for mitigation. Where there is a 'green' colouration, no significant risk is expected.

**Table 2: Coal Mining Risk Assessment**

Mining Issue	Yes	No	Risk Assessment
Underground coal or ironstone mining (Shallow depths). (Ref 1 and 2)			Workings could potentially exist beneath the site within the Glasgow Main, Pyotshaw, Virgin, Glasgow Splint and Ell seams. Intrusive investigations are considered necessary in order to assess the underlying geological context of the site.
Mine entries (shafts and adits) (Ref 1 and 2)			No mine entries were noted to exist within or in the immediate vicinity of the site. However, a mine entry was noted approximately 25 m north east of the site boundary. The presence of unrecorded mine entries cannot be discounted.
Coal mining geology (fissures) (Ref 2)			None known
Record of past mine gas emissions (Ref 2)			No records of past gas emissions, although monitoring should be undertaken during site investigation works.
Recorded coal mining surface hazard (Ref 1 and 2)			No mine entries recorded within the site.
Surface mining (opencast workings) (Ref 1 and 2)			None recorded in immediate vicinity of site.

**Ref 1: BGS Geological Map – NT 66 SE**

**Ref 2: Coal Authority Report – Ref 51001821450003 dated April 2018**

- 5.1.2 Results of the review of mining memoirs and The Coal Authority Report indicated that the site is at moderate risk

of instability due to mining. No mine entries were recorded within the site, or within 20 m of the site boundary. However, as with all areas of known historic mining, the presence of unrecorded mine entries cannot be fully discounted.

## 5.2 Mitigation Strategy Proposed

- 5.2.1 In view of the recorded geology and the conjectured mining conditions at the site, we recommend that mineral boreholes are sunk at the site to confirm the mining conditions in the economic seams. Following the ground investigation works, the extent of the areas of surface instability and any proposed buildings constructed within the conjectured areas of instability should be stabilised by the implementation of drilling and grouting works to consolidate the workings. With regard to any open space areas, we would highlight that whilst mining may have taken place in these areas, the typical movements that may be expected should not present any significant health and safety risks to users. The exception would be where unrecorded mine entries collapse. In our experience, such work can be undertaken economically to facilitate development and a number of such sites have been similarly treated in the past.
- 5.2.2 Researches indicate there are no recorded mine entries within the site boundary. However, a mine entry is noted approximately 80 m to the north of the site boundary. The possibility of unrecorded entries being present within the site should not be discounted.
- 5.2.3 We consider that the development can proceed with due cognisance of the above mitigation measures. As highlighted, vigilance should be maintained during site works for any unrecorded mine entries. Where such features exist, these should be secured by grouting and/or capping.
- 5.2.4 Prior to the commencement of any investigations or treatment in coal mining areas, permission will be required from the Coal Authority to penetrate the seam. This is a standard requirement in all mining investigations where seams of coal may be entered or disturbed.

## 6.0 CONCLUSIONS

### 6.1 General

- 6.1.1 A Coal Mining Risk Assessment has been undertaken in relation to a site along the north of Hamilton Road, Baillieston
- 6.1.2 The published Geological Survey map presented in Drawing No P17/421/CMRA/04 and BGS Interactive Map Portal indicated bedrock beneath the site belonging to the Scottish Middle Coal Measures of Carboniferous age, which is characterised by cyclic sedimentary sequences of sandstones, siltstones, and mudstones with seams of coal. The Pyotshaw Coal, Glasgow Main Coal, Glasgow Splint Coal, Virgin Coal and Ell coal are all conjectured to potentially exist below the site at depths which could cause potential surface stability issues.
- 6.1.3 Researches indicate no mineshafts recorded within the site. However, the possibility of unrecorded entries being present within the site should not be discounted.
- 6.1.4 In view of the recorded geology and the conjectured mining conditions at the site, we recommend that mineral boreholes are sunk at the site to confirm the mining conditions in the economic seams. Following the ground investigation works, the extent of any areas of surface instability should be confirmed. Any proposed buildings constructed within the conjectured areas of instability should be stabilised by the implementation of drilling and grouting works to consolidate the workings.

We trust this meets with your current requirements. However, if you require any further information, please do not hesitate to contact us.

Craig Walker  
Geo-Environmental Scientist

Neil Thomson  
Director

**Appendix A**

**Historical Map Records**