



**Neighbourhoods, Regeneration
and Sustainability**

Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director

George Gillespie
BEng (Hons) CEng MICE

Item 4

29th April 2025

Inkdesign Architecture Ltd
Maurice Hickey
Unit 6, The Briggait
141 Bridgewater
Glasgow
Scotland
G1 5HZ

Our ref:
GCC Application Ref:

DECISION
23/00628/FUL

27 August 2024

Dear Sir/Madam

SITE: Site At Muirend Avenue/ Clarkston Road Glasgow

PROPOSAL: Use of site as car wash, valeting & detailing facility with tyre fitting, service & repairs garage, parking and 2no EV charge points. (Partly Retrospective)

I am obliged to inform you that a decision to refuse your application, **23/00628/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Neil Moran** on direct phone **0141 287 8684**, or email **neil.moran@drs.glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **23/00628/FUL**

Use of site as car wash, valeting & detailing facility with tyre fitting, service & repairs garage, parking and 2no EV charge points. (Partly Retrospective)

AT

Site At Muirend Avenue/ Clarkston Road Glasgow

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. 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.
02. The proposal is contrary to NPF 4 Policy 14 'Design, quality and place' and CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017) in that the use of the site as a car wash, valeting and detailing facility would detract from the residential amenity of adjacent properties and would not improve the streetscape quality of the local area. The proposal is therefore poorly designed and inconsistent with the six qualities of successful places.
03. The proposal is contrary to NPF 4 Policy 13 'Sustainable Transport' and CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017) in that the information provided of the use of the site as a car wash, valeting and detailing facility would contribute to an unacceptable impact on the road network.

Drawings

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

1. 22-934 PL06 Received 23 March 2023
2. 22-934 PL01 A Received 8 September 2023
3. 22-934 PL03 B Received 8 September 2023
4. 22-934 PL04 B Received 8 September 2023

5. 22-934 PL05 B Received 8 September 2023

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

A handwritten signature in black ink, appearing to read 'Shaw', is positioned above the title 'Head of Planning'.

Dated: 27th August 2024

Head of Planning

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 [online](#). 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 by submitting online at <https://www.eplanning.scot/ePlanningClient/>

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.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that one further application, by the same applicant, for a development of the same character or description, and for the same part of that site (as this refusal) within 12 months of the date of this notice is exempt from planning fee charges.
02. 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.