



NOTICE FOR REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS
THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.

Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Development and Regeneration Services, 231 George Street, Glasgow, G1 1RX
Telephone 0141 287 8555.

Office Hours 9.00am to 5.00pm Monday to Thursday, 9.00am to 4.00pm Friday.

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No.

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No.

E-mail*

Mark this box to confirm all contact
should be through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail? ☒ Yes ☐ No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note: This notice must be served on the planning authority within three months of the date of the decision
notice or from the date of expiry of the period allowed for determining the application.

Ash Architectural

1 Pottery Cottage

Coalhall

KA6 6ND

Proposed Flats and Shop at

987-989 Tollcross Road

Glasgow

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1. Introduction

The planning appeal is being made to the Planning Review Committee under the Town and Country Planning (Appeals) (Scotland) Regulations following the councils failure to determine application 24/00341/FUL made to Glasgow City Council validated on the 21st August 2024. The application was deemed refused on.

1.1 Proposed Development

The proposed development comprises a retail outlet on the ground floor with two flatted properties above. The flatted properties are for the uses of the developers and their family.

Please see Appendix 1 for the full details of the project specification.

1.2 Supporting Documents

The pictures relied upon for this appeal are noted in Appendix 2. These pictures illustrate the site as it currently stands. The drawings in Appendix 1 show the proposals for the site as my clients intends to develop. Numerous efforts were made both in writing and over the telephone to make contact with the planning officer. A two final telephone calls were made one prior one after a meeting, with my client, to confirm the details for the appeal to proceed. My client was advised to deal with any issues arising from the consultation process as part of this submission. However as of the date of writing no reply has been given from the council, the only consultee to respond. As soon as the report becomes available this will be issued to the review body. My client is unaware of any other outstanding matters that would prevent the development of this site.

1.3 Requested Process

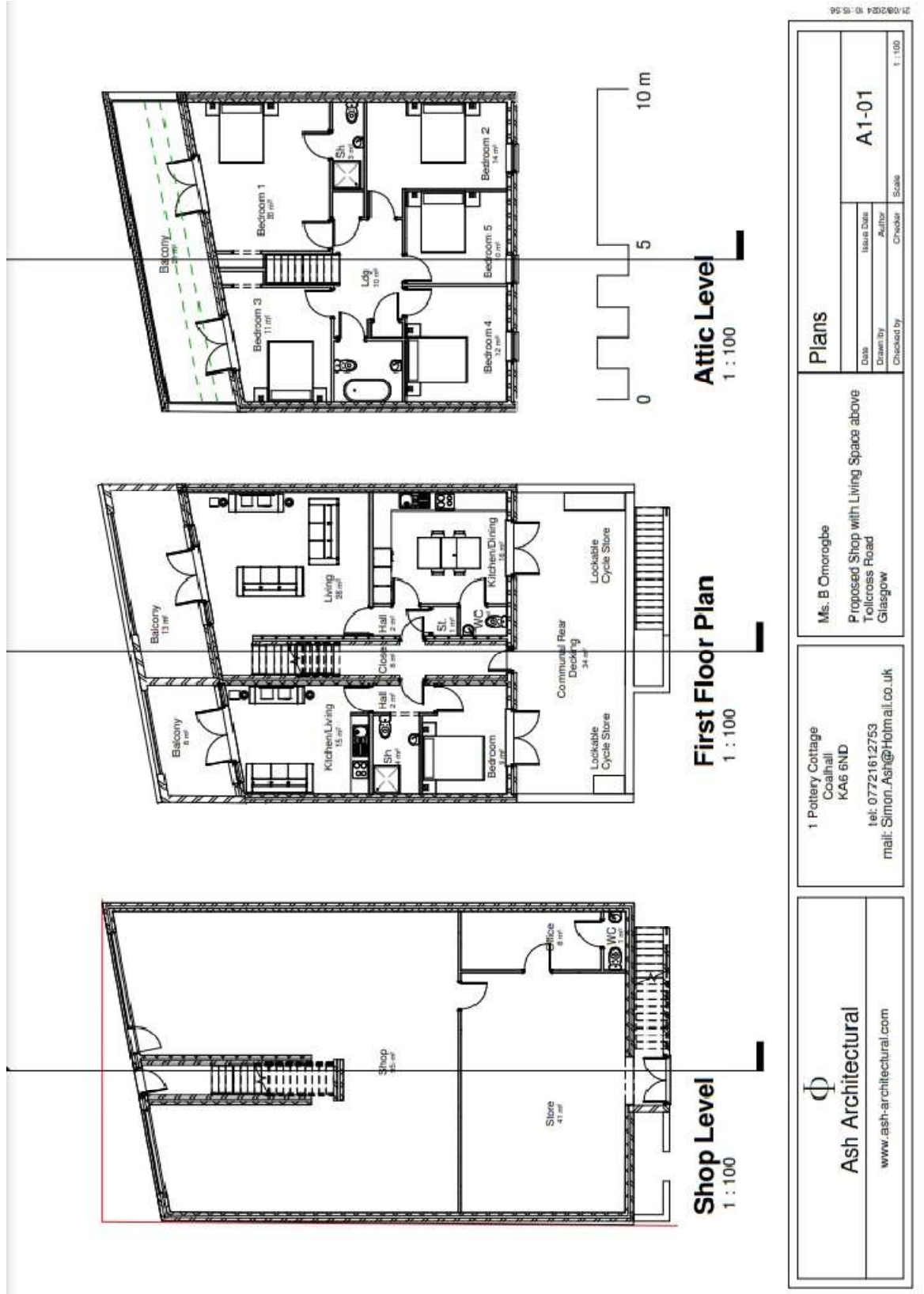
The reason for the appeal is that my client is very keen to open the shop in Tollcross road and has been trying for over 12 months to get the planning application registered and approved. By December 2024, despite my hopes, the client opted to formally request an appeal on the basis of non determination. My client has actively pursued the planning department, through their agent, in an effort to secure progress or determine where the hold up was in order to progress. There has been no feedback on the application and my client is keen to resolve this matter as quickly as possible.

2. Reason for Refusal

The application was not refused nor was it progressed far beyond the registration and consultation process. There can be little reason to refuse this application, conditions can be placed on the applicant to ensure that all outstanding issues can be dealt with efficiently prior to construction commencing.

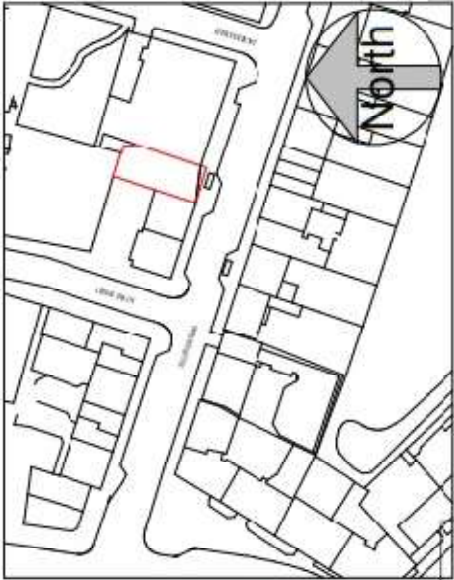
My client is very keen to open a retail outlet specialising in products from their heritage, they have all the necessary resources to commence the build requiring only the approval from the Council. This they feel has dragged on far too long and appeal now to the councillors to grant them permission.

Appendix 1

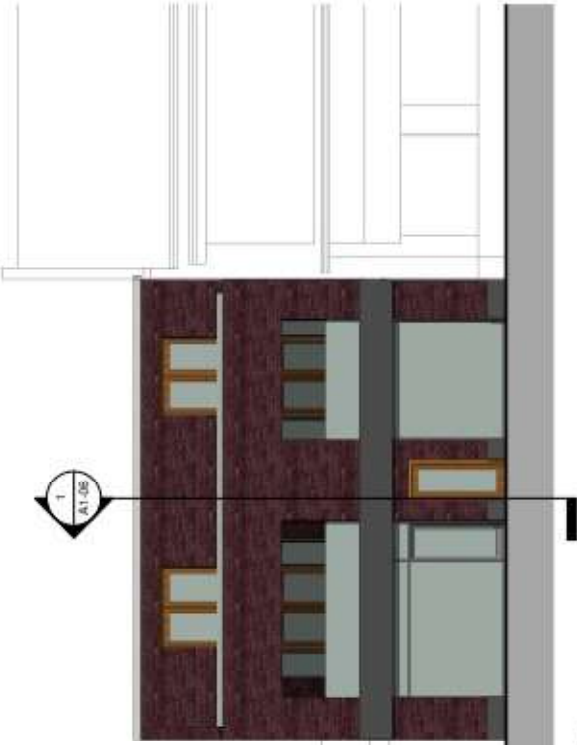


21/08/2024 10:55:56

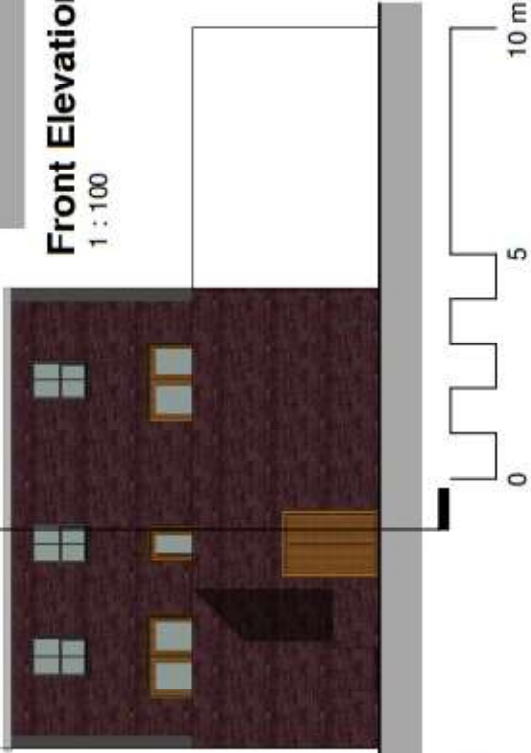
<p>Plans</p>	<p>A1-01</p>	
	<p>Date</p>	<p>Issue Date</p>
<p>Drawn by</p>	<p>Author</p>	<p>Checker</p>
<p>Checked by</p>	<p>Scale</p>	<p>1 : 100</p>
<p>Ms. B Omorogbe</p>		
<p>Proposed Shop with Living Space above</p>		
<p>Tollcross Road</p>		
<p>Glasgow</p>		
<p>1 Pottery Cottage</p>		
<p>Coalhall</p>		
<p>KA6 6ND</p>		
<p>tel: 07721612753</p>		
<p>mail: Simon.Ash@hotmail.co.uk</p>		
<p>Ash Architectural</p>		
<p>www.ash-architectural.com</p>		



Location Plan
1 : 1250



Front Elevation
1 : 100



Rear Elevation
1 : 100



Front Perspective
1 : 1

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Ms. B Omorogbe
Proposed Shop with Living Space above
Tollcross Road
Glasgow

Elevations

A1-02

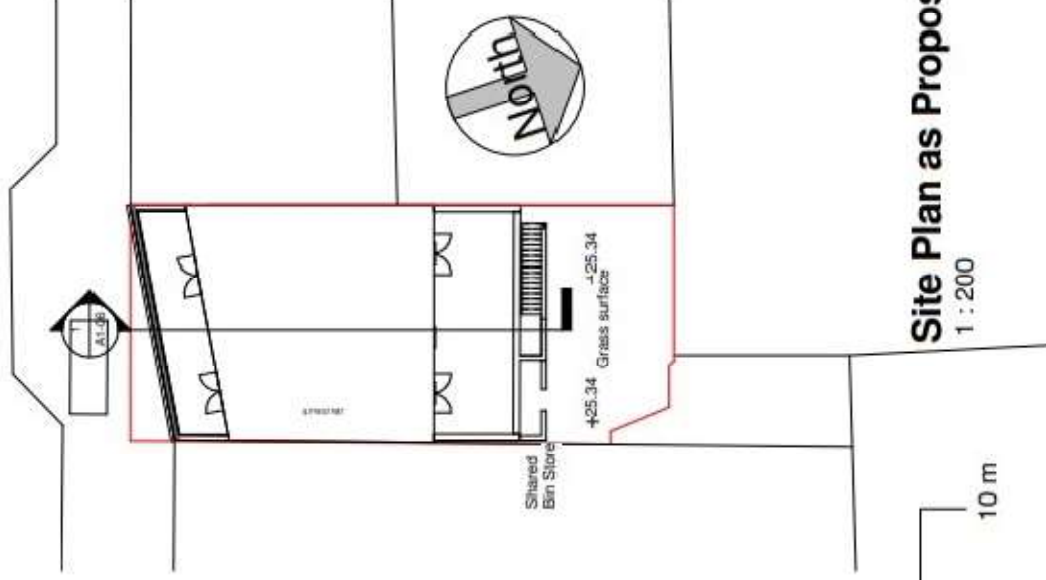
Date
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Checked by
Issue Date
Author
Checker
Scale

As indicated



Site Plan as Existing

1 : 200



Site Plan as Proposed

1 : 200





Ash Architectural

www.ash-architectural.com

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Coalhall
KA6 6ND
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mail: Simon.Ash@hotmail.co.uk

Ms. B Omorogbe
Proposed Shop with Living Space above
Tollcross Road
Glasgow

Site Plan

Date

Issue Code

Drawn by

Checked by

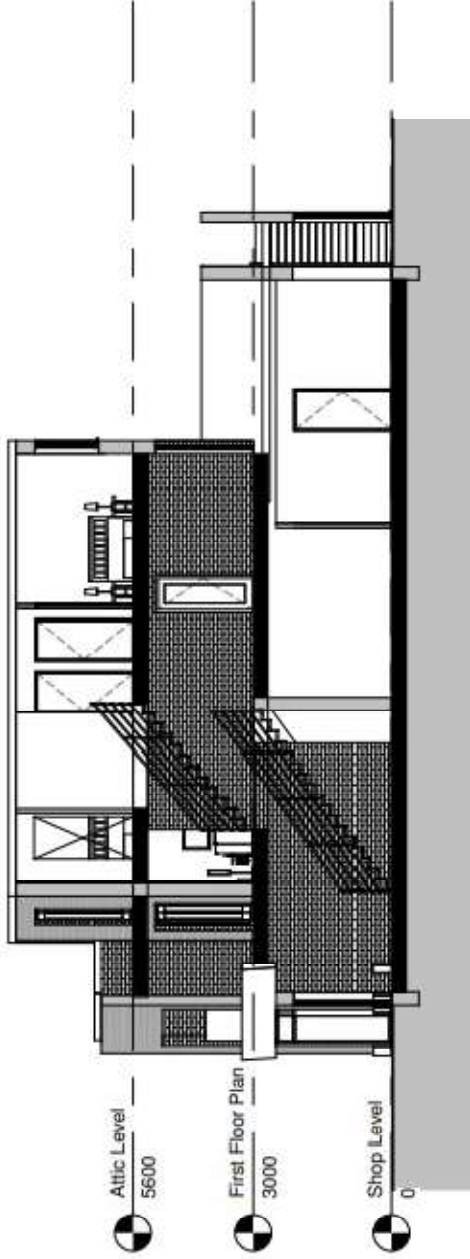
A1-04a

Author

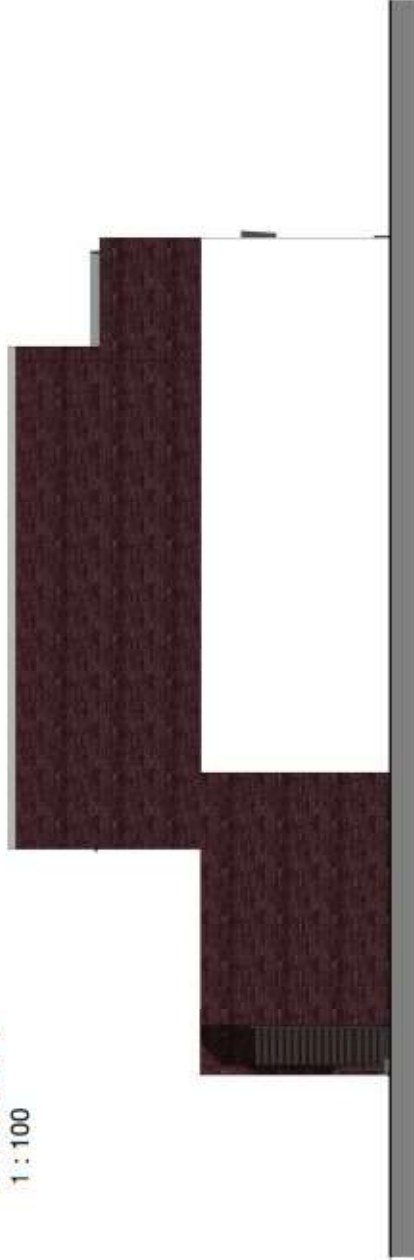
Checker

Scale

1 : 200



Section 1
1 : 100



East Elevation
1 : 100

<div>Φ</div> <div>Ash Architectural</div> <div>www.ash-architectural.com</div>	
<div>1 Pottery Cottage Coalhall KA6 6ND</div> <div>tel: 07721612753 mail: Simon.Ash@hotmail.co.uk</div>	
<div>Ms. B Omorogbe</div> <div>Proposed Shop with Living Space above Tollcross Road Glasgow</div>	
<div>Section</div>	
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	
1 : 100	

Appendix 2



Nature of Application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for Seeking Review

1. Refusal of application by appointed officer ☐
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☒
3. Conditions imposed on consent by appointed officer ☐

Review Procedure

The Planning Local Review Committee 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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☐
4. Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site Inspection

In the event that the Planning Local Review Committee decides to inspect the review site, in your opinion:

1. Can the site be viewed entirely from public land? ☒ Yes ☐ No
2. Is it possible for the site to be accessed safely, and without barriers to entry? ☐ Yes ☒ No

If there are reasons why you think the Planning Local Review Committee would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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. Note: 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 Planning Local Review Committee to consider as part of your review.

If the Planning Local Review Committee issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

As agent I have made repeated attempts to contact the officer and his line manager to discuss the progress. I have attempted both by phone and by email with no response.

I have made the department aware I have a communication disability and regular communication is important. This has been ignored.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

The application has yet to be determined

List of documents and evidence

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.

Note: The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

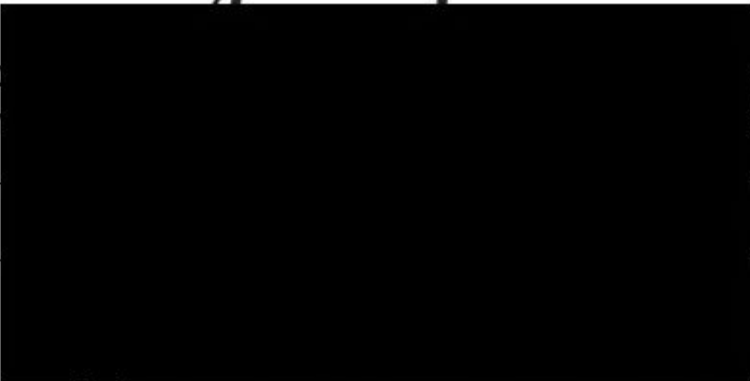
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant hereby serve notice on the planning authority to review the application and supporting documents.

Signed



Date

31/12/24

Completed documents should be returned to: **Planning Local Review Committee, Development and Regeneration Services, 231 George Street, GLASGOW, G1 1RX** or email to: **lrc@glasgow.gov.uk**
If you require further assistance you can email the above address or telephone **0141 287 6016**