



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1

10th June 2025

Contact: Sam Taylor Ext: 78654

24/00223/LOCAL- Land Adjacent To 2A Fernleigh Road, Glasgow

Use of land for charging of electric vehicles, installation of EV chargers, feeder pillar, access and associated works.

Purpose of Report:

To provide Committee with the new information supplied as requested at the Local Review Committee meeting on 18 February regarding the requirement of a flood risk/drainage management, surface treatment and to address road safety concerns.

Recommendations:

It is recommended that Committee consider the additional information provided in the determination of the review.

Ward No(s): 02

Citywide: N/A

Local member(s) advised: Yes o No o

consulted: Yes o No o

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1 ITEM FOR LOCAL REVIEW COMMITTEE OF 10 June 2025

- 1.1 At Local Review Committee (LRC) meeting of 18 February 2025, the LRC requested further information to allow them to consider a review for the use of site for charging of electric vehicles, installation of EV chargers, feeder pillar, access and associated works at the land adjacent to 2A Fernleigh Road (reference 24/00223/LOCAL).
- 1.2 The proposal did not include information on flood risk/drainage, proposals for surface treatment and proposal to address and mitigate road safety concerns.
- 1.3 The appellant is required to provide written confirmation from the Council's Flood Risk Management Team that the proposed development on the culverted watercourse is permissible, and this must be accompanied by a plan illustrating the required access points. A Drainage Strategy, including details of any flood risk management and mitigation measures proposed. The comments requested:
 - 1.3.1 The '*Flood Risk Assessment and Drainage Impact Assessment (Dougall Baillie Associates - April 2025)*' should be self certified and independently checked, in line with SG8: Water Environment Supplementary Guidance.
 - 1.3.2 The proposed drainage strategy is revised and that the surface water connection is made to the manhole on the culvert, as opposed to directly to the culvert.
 - 1.3.3 East Renfrewshire Council's Roads Department is to confirm that they have no objection to the proposals, as the Merry Burn culvert is located on the boundary with East Renfrewshire Council.
- 1.4 The new Flood Risk and Drainage Impact Assessment was provided by the appellant and deemed appropriate for review by the FRM team who responded to requests with conditions.
- 1.5 It is proposed to provide a swale for surface water treatment. Due to the low discharge, a small outlet would be required, which could be prone to blockage. Therefore, the proposed swale is designed to naturally soak up and attenuate the water without the need for additional flow control structures.
- 1.6 East Renfrewshire Council did not provide any comments on the required timeline; therefore, it was assumed that they have no issues with the proposal.
- 1.7 Consultation has been undertaken with the NRS Transport Team, to whom the amended drawings and Transport Statement have been duly submitted. Their advice is set out below:

- The traffic calming position cannot be amended to accommodate the proposed access to the site as suggested in the technical document, paragraph 3.6.2.
- Concerns regarding the safe manoeuvrability of vehicles within the site, are that the 'waiting bay' does not look functional without a vehicle having to manoeuvre into the bay rather than just ingress and egress in a forward gear.
- The swept path for the 2 EV charging bays appears at times to overrun the proposed access.

1.8 Committee continued the review to allow information to meet these criteria to be provided. This information has now been received and is included in the review papers for the Committee to consider.

2 Policy and Resource Implications

Resource Implications:

Financial: None

Legal: None

Personnel: None

Procurement: None

Council Strategic Plan: Specify which theme(s) and outcome(s) the proposal supports

Equality and Socio-Economic Impacts: N/A

Does the proposal support the Council's Equality Outcomes 2017-21 N/A

What are the potential equality impacts as a result of this report? (no significant impact, positive impact or negative impact)
N/A

Please highlight if the policy/proposal will help address N/A

*socio economic
disadvantage.*

Sustainability Impacts:

Environmental: N/A

Social, including
opportunities under
Article 20 of the
European Public
Procurement
Directive N/A

Economic: N/A

**Privacy and Data
Protection impacts:
N/A**

3 Recommendations

3.1 It is recommended that Committee consider the additional information provided in the determination of the review.