



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Gerry Mimmagh Phone: 0141 287 8639

APPLICATION TYPE:	Full Planning Permission
RECOMMENDATION:	Grant subject to Conditions and S69

APPLICATION	20/02374/FUL	DATE VALID	07.10.2020
SITE ADDRESS	Former Ruchill Hospital 520 Bilsland Drive Glasgow G20 9JL		
PROPOSAL	Erection of residential development with associated works.		
APPLICANT	Scottish Enterprise And Bellway Homes Ltd (Scotland West) Bothwell House Hamilton Business Park Caird Street Hamilton ML3 0QA	AGENT	Barton Willmore Andrew Woodrow Centrum Business Centre 38 Queen Street Glasgow G1 3DX
WARD NO(S)	16, Canal	COMMUNITY COUNCIL	02_024, Ruchill
CONSERVATION AREA		LISTED	A
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	16 October 2020
CITY PLAN			

INTRODUCTION

On the 31st of August 2021 the Planning Applications Committee voted to conditionally grant planning permission subject to the completion of an agreement under Section 69 of the Local Government (Scotland) Act 1973; and an amended condition No 33 and appropriately drafted condition(s) regarding the location of growing and formal sports spaces on site or nearby.

Committee instructed the Executive Director of Neighbourhoods, Regeneration and Sustainability to submit to the next meeting of this committee, the drafted conditions for consideration.

PROPOSED CONDITION

The original condition proposed was in response to the applicants 160% parking level which failed to meet the councils SG 11 – Sustainable Transport Policy and sought to reduce the parking provision on site down to 125%. The original condition is detailed below:

33. Prior to the commencement of works on site a finalised layout of parking on site shall be provided, parking on site shall be reduced to 125%. Where spaces are removed details of suitable landscaping shall be provided, the details shall be submitted for the written approval of the Planning Authority.

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

In response to the amendment proposed by the committee that further amenity space and food growing provision be provided on site the following condition is suggested:

33. A finalised parking layout shall be submitted which demonstrates a reduction from 160% to 125% parking provision , i.e. a 141 car parking space equivalent. Those spaces that are removed shall be replaced with usable amenity space , to include; children's play, amenity green space, food growing and allotments . Details to be submitted for the prior written approval of the Planning Authority prior to the commencement of works on site

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

The proposed condition allows for the repurposing of the surplus parking spaces for useable amenity provision on site including the food growing and allotments requested by committee members. Confirmation of this would be required prior to any works on site to ensure that these spaces are of a suitable standard to provide meaningful use.

CONCLUSION

The proposed condition No. 33 meets the requirements of the Committees proposed amendment. The proposed condition enables the proposed layout to further meet the councils Policy SG 11 – Sustainable Transport goals and will provide the Planning Authority suitable opportunity to consider the proposals in detail prior to any works taking place on site.



PLANNING APPLICATIONS COMMITTEE

Report by Head of Planning and Building Standards

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REPRESENTATIONS/ CONSULTATIONS

Representations

The proposal received 21 comments from members of the public, including 2 letters of support from Councillor Gary B Gray, Councillor Robert Mooney and a 1 response from Bob Doris MSP. The remaining 18 letters were objecting to the proposal and will be addressed in the report below.

Consultations

DRS received the following consultation responses to the application.

The Coal Authority – No objection to the proposed works subject to recommended conditions ensuring remedial stabilisation works to address land instability arising from shallow coal mining legacy have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The Coal Authority also require that prior to the occupation of the development, or it being taken into

beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development is submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any mitigatory measures necessary to address the risks posed by past coal mining activity.

Scottish Environmental Protection Agency - No objection.

Historic Environment Scotland – No objection.

SITE AND DESCRIPTION

Introduction

The application site is an area of vacant land (approx. 15.6Ha) within Ruchill (Ward 16 - Canal). The site is to the north of Panmure Street and south of Bilsland Drive. To the north, there is the wider Ruchill area with a community centre beyond which are residential dwellings. To the south of Panmure Street, is further residential development consisting of flats and houses as well as the Forth and Clyde Canal forming a significant and distinctive landscape feature. At the eastern boundary is the recently completed Orchard Development consisting of 2 storey terraced and semi-detached houses. There are also more established post-war four storey tenement blocks. To the west of the site is the Benview Campus consisting of St Cuthberts Primary School and High Park Primary School as well as the wider Ruchill Park.

The site was previously occupied by Ruchill Hospital which was demolished over a period of 5 years from 2005. The remaining features on site are the A Listed Water Tower and C Listed Staircase. There has also been a large portion of the stone from the demolition of the hospital buildings retained on site for subsequent reused. The site is currently predominantly scrub land and not maintained. There is a woodland area to the south of Bilsland Drive, which is of some quality, however, within the rest of the application site there are limited examples of existing quality natural landscaping. In respect of car ownership, the Ruchill and Possilpark Area has under 40% ownership as per the last recorded census.

The site is presently served by an existing adopted access road off Bilsland Drive leading up to the Benview Campus buildings. The site is in the outer urban area and has base level accessibility for public transport. However, the site is located in proximity to High Accessible rated parts of Maryhill and Base Accessibility areas of Ruchill. At present there are limited formal pedestrian routes through the application site, the site is cleared, and the boundary is not secure. In re

The site is identified as part of the Housing Land Supply as Private Sector with Residential Potential. The site has no environmental designations. The area is identified as having a high risk of unrecorded historic mine workings by the Coal Authority. In respect of other constraints on site, there are high level pylons which run from north to south. They developer is not building under these spaces and they have been utilised for amenity space. The applicants have detailed a 30m stand off from the centre of the pylon line as per current guidance.

The topography of the application site is such that it sits significantly raised from both Bilsland Drive and Panmure Street in an elevated position offering views to both north and south of the City. The application site is very much a plateau at the top of this hill hence the original requirement for the water tower.

Processing

Prior to the submission of the proposal a presentation was made by the applicant's architects George Buchanan Architects to the Glasgow Urban Design Panel on 20/02/2020. During the 12 week consultation period and in the processing of this application, the Planning Authority were able to secure many of the changes discussed at the design Panel. These changes may be summarised as follows:

- The context and history of the site was not initially recognised in the housing design. Changes were negotiated giving greater recognition of this. In particular, the use of roughcast render finish was vastly reduced across the site to the majority brick-built finish. This picks up on the tonality of the original sandstone hospital buildings.
- Greater recognition was given to the Water Tower which was initially bounded by roads, this now forms a park at the centre of the site.

- A bespoke housing types for the development were conceived through negotiation in the application process. A general style and design code were sought for the housing reflecting a contemporary approach to the context and history of design at the site.
- In response to comments from various technical requirements in respect of roads legislation and flood risk management requirements.

Planning History

The application site was initially developed as a fever hospital originally opening in 1900. The layout was made up of separate pavilion blocks in a grid formation. As a result of the sites elevated position an ornate water tower was erected at the centre of the application site.

Ruchill hospital was permanently closed in 1998, with ownership of the site transferred to Scottish Enterprise in 1999.

In 2010 an application was submitted to demolish the remaining buildings on the site with the exception of the listed water tower. Demolition was approved in 2012, with the water tower and entrance stair now the only surviving structures on the site.

Below are a selected list of relevant Planning Applications pertaining to proposed residential development at the site and demolition works:

16/02556/DC - Erection of residential development (83 units) with associated landscaping and car parking. Grant/Condition(s) and S69

13/00166/DC - Erection of perimeter security fencing around water tower and external staircase. Grant Subject to Conditions

12/02218/DC - Repair and conservation works to main staircase. Grant Subject to Condition(s)

10/00602/DC - Demolition of listed buildings. Granted on Appeal.

07/04076/DC - Erection of residential development - Request for Screening Opinion in terms of The Environmental Impact Assessment (Scotland) Regulations 1999. Not Required.

05/03608/DC - Partial demolition of listed buildings (3, 4, 10, 11 and 13) and repair works.

99/01917/DC - Outline consent for new residential development. Granted Subject to Conditions (Expired)

Proposal

Housing Mix

The proposed application seeks Full Planning Permission for the redevelopment of the former Ruchill Hospital site for a residential development with associated access, landscaping, drainage and engineering works. The scheme comprises of 403 dwellings made up of 243 houses and 160 flats.

The accommodation is broken down as follows:

- 1 bedroom flatted properties x 32
- 2 bedroom flatted properties x 128
- 3 bedroom terraced properties x 80
- 3 bedroom townhouse dwelling houses x 10

- 3 bedroom semi-detached dwelling houses x 70
- 4 bedroom detached dwelling houses x 83

Flatted Accommodation

The flatted element of the proposal consists of 10 separate blocks located at key areas across the site 4 centrally, set around the water tower and a large area of communal open space. A further two blocks are located to the west of this square providing a gateway to the central avenue from one of the main orbital roads that run around the site. A further two blocks are located again further west in slightly elevated position separated by pylons running across the site. The remaining blocks that make up the 10 proposed are sited to the very south of the application site overlooking the suds pond in an elevated position overlooking Panmure street.

There are two separate block designs proposed at the development site, 8 of the blocks are an 'L' shaped design and the two remaining blocks are pavilions. All blocks stand at 4 storeys with a pitched roof, providing all dual aspect flats. All flats have Juliette balconies serving the main living rooms. Where the Juliette balconies are proposed on these blocks a projecting flat roof element is used going beyond the eaves and marking the corners of the block. This emphasises the height of these blocks located around the water tower and at key entrances to the site giving prominence to the location. The 'L' shaped blocks are primarily located across the centre of the site framing the open space around the water tower and also at the entrance way to the treelined avenue running through the site. The 'L' blocks are again utilised further west at the elevated area towards the western site boundary.

These blocks have a finishes palette made up of red mono facing brick and red multi brick for the elevations with red double soldier course. The roof finish would be tile in a slate grey colour, the doors and UPVC windows would also be grey as would the fascia's and soffits. The rainwater goods would be finished in black.

The pavilion blocks are located to the south of the application site overlooking Panmure Street and the SUDS on the southern boundary. These two blocks share many of the same design features of the 'L' blocks in that they are 4 storeys in height and have Juliette balconies serving living rooms. The projecting elements that were found around eaves line of the of the 'L' shaped block is replicated in a central area of the main frontage of the block.

These blocks have a finishes palette made up of red mono facing brick and red multi brick for the elevations with red double soldier course. The roof finish would be tile in a slate grey colour, the doors and UPVC windows would also be grey as would the fascia's and soffits. The rainwater goods would be finished in black. These blocks have a central section finished in white roughcast render with white chip with a red brick corbelling feature panel.

All the flatted blocks are set within areas of soft landscaping with privacy buffers also in place for the ground floor flats.

Housing

The proposed housing mix consists of 8 different housing styles for use across the application site. These are a mixture of detached, semi-detached, terraces and townhouse designs. All of the detached, semi- detached and terraces are 2 storeys in height. The proposed townhouses are 3 storeys.

There are two proposed finish palettes proposed at the application site. The majority of houses will be finished using red mono facing brick for the elevations with a red multi brick for the basecourse. The roof finish would be tile in a slate grey colour, the doors and UPVC windows would also be grey as would the fascia's and soffits. The rainwater goods would be finished in black.

The other proposed palette consists of white roughcast elevations with red multi brick basecourse and specific sections on the elevation finished in red multibrick giving a continuity of key material features across the site whist breaking up street scene or bookending streets. The roof finish would be tile in a slate grey colour, the doors and UPVC windows would also be grey as would the fascia's and soffits. The rainwater goods would be finished in black.

The location of the house types across is distributed in terms of the built hierarchy. The location of the terraced units and townhouses are found mainly within the centre of the application site. These terraces frame the main pedestrian walkways through the middle of the site leading to the central amenity space around the water tower. The terraces are also found again in the western section of the site on the boundary with the neighbouring school site bringing a uniformity to an area which could have felt remote from the main site if there were a variety of housing types used in a small area.

The proposed layout draws reference from the clearly defined rows of hospital blocks which were previously located on the site. This is replicated in the terraced runs at the centre of the site as well as the general roads layout which forms a grid like street pattern into which the variety of detached and semi-detached houses have been placed. Where appropriate, such as on corner plots, bespoke design have been provided which activate gable walls to provide detailing frontages.

Site Connectivity

There will be two vehicular accesses proposed from the north and south of the site. The north access is taken off Bilsland Drive and the southern access is to connect to the existing residential development at McDonald Court. In support of the proposed vehicle traffic arrangements the applicants have submitted a Transport Assessment as part of this proposal. The two connections for vehicular traffic provide an opportunity to connect the wider residential areas to the north and south. However, this has been done in such a way that would not appeal to those seeking to circumvent the main traffic routes at the expense of residential amenity. The hierarchy of the roads within the site presents a main orbital road around the site off of which are secondary roads and accesses to parking courts. All connections and intersections to this main road have raised tables which would not make passing through the site worthwhile to form a short cut.

There is a variety of pedestrian only access points to the site. At the north where the existing gates to the site are located three different routes are provided to west, east and centre of the site. A central path leading from the listed steps running north to south intersects with a proposed footpath running east west at the water tower. These paths would be tree lined and free from cars. The east/west path connects to the school campus and to the wider residential area. The north/south path would connect the residential areas bounding the site via a path connection off Panmure Street. The proposal would see the formation of a number of safe and secure pedestrian access routes through a site which previously had none plugging this location into the wider area.

Parking Provision

Parking provision at the site is at 160% provision meaning every property unit benefits from a parking space as well as a higher than required level of visitor parking.

Concerning the dwelling houses, 6 of the 8 housing types proposed have been provided with an in-curtilage driveway or integral garage. Where an integral garage is not proposed as part of the house design the parking is located to the side of the dwelling away from the principle elevation. The terraced houses and townhouse blocks are served with parking courts to the rear reducing the prevalence of visible parking at the development.

Landscaping Suds and Amenity Provision

The application site is fully landscaped with provision made for planting and hard and soft landscaping across the key pedestrian links within the site. Specific provision has been made for the formation of dedicated areas for Informal Sport, Children's Play, Amenity/Open Space and Allotments.

As per policy guidance amenity space provision has to be quality useable space for communal use. The main amenity open space areas are located within the existing area of green space at the north of the site and set within the existing woodland. A further open space amenity area is located to the south at pedestrian link to Panmure Street. The applicants have provided a key central area of open amenity space at the heart of the development around the water tower. This area of amenity space is central to the application site and is the intersection of two main pedestrianised routes. The space provides a focal point around the water tower which could help support a small retail use within the tower.

Areas specific to children's play are found at 8 separate locations with a mixture of large areas and pocket parks. In addition to this there are 4 areas of informal sport located in a linear fashion running

north to south towards the east of the site at one of the more constrained areas for building at the site.

Full details of all provision and equipment for these spaces would be required by condition prior to any installation on site to ensure that these areas of amenity are fully useable and of high quality.

In respect of SUDS features on site to allow the proposal to effectively deal with its drainage 2 above ground drainage areas are proposed at the north and south of the application site with the southern feature forming part of the amenity space. Full details of planting will be required for these features to ensure that they are acceptable in terms of visual amenity. The applicant has provided an initial landscaping scheme for the site detailing various planting areas and other soft landscaping. These will be further scrutinised at pre-commencement stage.

Historic Context

The application site benefits from 2 listed features. These being a category C Listed Staircase and a category A Listed ornamental water tower.

The staircase was built as part of Ruchill Hospital, which was designed by Alexander Beith McDonald from around 1892. The hospital complex was completed in 1900.

The broad, straight stone staircase leads up a steep slope. It is comprised of two flights separated by a landing. Each flight is further separated by a smaller landing. The staircase leads from the entrance of the site and forms an axial approach to the water tower (LB33750). As stated above this orientation to the water tower is picked up by the proposed pedestrian link from north to south.

The staircase has a pierced balustrade with geometric stylised oval balusters decorated with a circular design. This is topped with plain coping stones forming a handrail. There is a landing between each double-flight of steps, and the double-flights are separated by a concrete walkway. The first pair of flights is made up of 27 steps (including the landing), the second pair of flights is made up of 28 steps (including the landing). At the bottom of the staircase is a pair of octagonal newel posts, with later domed octagonal caps. Each landing is bordered by four corniced square piers. Some sections of balustrade, coping and newel posts have been restored on both sets of flights using the original stonework.

At present the stairs are fenced off and are not in use. The site design and layout would see the steps brought back into use and integrated into the site for the use and enjoyment of the residents. A lighting scheme is also proposed at the stairs. This is detailed within an associated listed building application for the stairs and water tower.

In respect of the water tower at the centre of the application site this was also designed in 1892 by Alexander Beith McDonald. The structure is a tall square tower of brick with stone dressings and battered pedestal. Elaborately decorated upper section, each face identical.

This feature as at the heart of the application site and the layout of much of the site has been dictated by its location on the application site. Given the 'A' Listed status of the building it has been given significant space within the development so that it is not lost within the proposed new build architecture. A listed building application has been submitted for the fit out of the ground floor of the tower for a Class 1 or 2 use. This will secure the long-term active use of the tower at the application site. The maintenance of this feature will be incorporated into the factoring of the development.

As noted above the site was formerly occupied by sandstone and red brick hospital buildings. As part of a previous demolition much of the sandstone has been retained on site. It would not be appropriate to use this in the construction of the housing units. However, through discussion with the applicants it has been agreed that the retained stone will be used in the amenity open space areas and incorporated into various features throughout the site. Finalised details of this will be required prior to installation on site.

POLICIES

Glasgow City Development Plan

CDP 1: The Placemaking Principle
CDP 5: Resource Management
CDP 6: Green Belt and Green Network
CDP 7: Natural Environment
CDP 8: Water Environment
CDP 9: Historic Environment
CDP 11: Sustainable Transport
CDP 12: Delivering Development

SG 1: The Placemaking Principle
SG 5: Resource Management
SG 6: Green Belt and the Green Network
SG 7: Natural Environment
SG 8: Water Environment
SG 9: Historic Environment
SG 11: Sustainable transport
IPG 12: Delivering Development

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

An appropriate design and access statement was submitted as part of the supporting information.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

A drainage and flooding impact assessment, noise impact assessment, ecological assessment and transport assessment have all been submitted as part of the supporting information.

B. Summary of the terms of any Section 69 planning agreement

A legal agreement is required to secure a £447,971 IPG 12 contribution in lieu of open space provision.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The two main issues to consider in the assessment of this application are:-

- (a) whether the proposal accords with the Development Plan; and
- (b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises Clydeplan Strategic Development Plan and, as of 29 March 2017, the City Development Plan (CDP). There are no specific policies of relevance to the application proposal in the Strategic Development Plan.

The City Development Plan consists of high-level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies. Some Supplementary Guidance is currently still under preparation and these items are considered as Interim Policy Guidance.

The following policies are considered particularly relevant to the application assessment:

CDP 1 The Placemaking Principle & IPG 1 Placemaking

Policy CDP 1 requires a holistic, design-led approach to development to achieve the City Development Plan's key aim of creating and maintaining a successful, high quality, healthy place. The Council expects new development to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the City's heritage. This will be achieved by:

- Making the City an appealing place to live, work and visit.
- Embedding community facilities in communities and recognising the needs of all members of society;
- creating healthy and more equitable environments and promoting healthy lifestyle opportunities, including opportunities to grow food;
- Respecting the historic and natural environment.
- Providing high quality amenity to existing and new residents.
- Promoting connectivity.
- Bringing, where possible, vacant and derelict land back into effective use.

These policy goals 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.

In order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy and reinforced by Creating Places and Designing Streets. These are:

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;

- It is adaptable; and
- It is resource efficient.

These priorities will ensure development does not detract from the quality and character of the existing environment, but instead respects and fully integrates with the existing townscape and helps to reinforce and build on the City's assets

These priorities will help reconnect existing local communities and reactivate sustainable neighbourhoods throughout the City. Improving the quality of local facilities and amenities will help to reinforce and support the development of high-quality places.

Guidance in policy IPG1, Part 1. Character and Identity, states that; '*d) Development proposals should respond to their context and reflect local character, history, the identity of their surroundings and materials.*' As per SG 1 Part 1 the site is located within an area defined as a Low-Density Housing Character Area, as such the scale and massing has been aligned with these characteristics.

The 8 characteristics of lower density residential developments are:

- Unique character and identity;
- Legibility and permeability;
- Connected open space;
- Quality amenity space;
- Growing communities safety;
- Inclusivity &
- Active travel,

Comment:

The proposed layout of the development has sought to incorporate the above characteristics into its design and layout. The re-use of a brownfield vacant hospital site and the focus on the listed features presently on the site creates a sense of place. The materiality of a predominately red brick finish to the built environment recalls the sandstone built original hospital blocks. The layout follows a grid like pattern which also gives a sense of history in the similarities with the pavilion blocks of the hospital previous on site. It is proposed that the stone left from the demolition of the hospital will be used in key areas of the site for way finding and landscaping, adding to the unique character of the application site.

There is a clear hierarchy to the layout in terms of built form, the specific built typology located in key areas. The layout has clear dissecting lines of permeability from North to South and East to West, leading through the central square being created around the listed Water Tower. The roads layout sees a main circular layout with secondary roads accessing properties towards the centre of the site. There are pedestrian links into and out of the estate separate from the car access on each boundary of the site. All areas of open space are connected by footpath links and easily accessed providing good active travel options to and from the site. The open space provide for residents includes a variety of formal and informal children's play areas, amenity open space provision and allotments. These spaces are distributed across the site. Furthermore, amenity provision and pathways benefit from passive surveillance to provide a secure living environment.

Specific detailed guidance is provided within Supplementary Guidance SG 1 – The Placemaking Principle. The relevant criteria for assessment contained within the Guidance is detailed below:

Materials

The variety of materials, colours and textures seen throughout the City's built environment contributes to the overall character and attractiveness of Glasgow's commercial and residential districts, as described in SG 1 - Placemaking, Part 1. All new development will be expected to respect and enhance Glasgow's existing identity and character through its overall design, the choice of materials and the way in which these materials are used.

Comment: The application proposes two built styles, to be applied to the various house and flatted block types. The majority of houses will be finished in two types of red multi-faced bricks, grey roof tiles, grey upvc windows and fascia details and black rain wear. The other style would see the elevations finished in a white render with red multi-faced feature panels or sections. A similar approach is taken with the

flatted blocks, 8 of the 10 blocks finished in two types of red multi-faced brick, grey roof tiles, grey upvc windows, grey fascia details and juliette balconys and black rain wear. The alternative to this being the addition of two white rendered sections with red brick feature panels.

A condition is recommended regarding a sample of all external materials including boundary treatments to be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained by the Planning Authority before the materials are used on site to ensure that the proposal meets policy guidance in IPG1, Building Materials, 5.1 which states that all new developments should; *'use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate.*

Density

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

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

Comment: The application site is located within the Outer Urban Area and has a rating of below base accessibility. Areas designated as such should be informed by the prevailing plot size in the vicinity where a clear pattern exists, however in this instance one does not exist and as such the layout has been justified against a set of General Principles as set out above.

The development proposal, for 403 dwellings on a 15.6 hectare site has a density of approximately 26 dph. City Development Plan policy allows for a site density of 50 dwellings per hectare, the proposal is almost half the recommended density, and this is borne out by the generous areas of open space throughout the application site.

Residential Layouts

Residential Layouts

Residential Layouts should:

a) take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing balcony and/or garden spaces (see RDG, Page 60 and the BRE 'Site Layout Planning for Daylight and Sunlight');

Comment: The development acknowledges these aspects within the detailed design, as evidenced in the accompanying Design statement. The overlooking/privacy relationship of the neighbouring Orchard development will not be impacted on by the proposed development. Neither will

With respect to privacy and overlooking within the development itself, the layout of the flats and other lower scale residential development within the site be subject to privacy issues. The proposed boundary treatments and site layout will provide appropriate screening of the parking courts and garden areas.

With respect to daylight and sunlight impact on neighbouring properties, these properties are south of the application site and will not be impacted on.

b) make appropriate provision for refuse and recycling storage areas (see also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection and RDG, page 64);

Comment: Dedicated bin storage areas are indicated on the plans for the flatted blocks and external paths allowing for rear garden storage of bins is detailed for houses.

c) wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons (see SG7 - Natural Environment, Section 8);

Comment: The proposal will result not result in the loss of any significant existing trees on site. A comprehensive landscaping scheme, including generous tree planting, is proposed and this is considered to provide appropriate compensation.

d) have roads designed to the standards set out in RDG (see SG11 - Sustainable Transport);

Comment: The proposals are acceptable in this regard. SG 11 'Sustainable Transport' also provides guidance on car park design. The proposed parking at the site is a mix of parking courts, at the side of houses and integral garages. The parking courts for terraces and town houses are appropriately sited to the rear of the development. The site layout shows soft landscaping and boundary treatments around the parking courts.

e) incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme and

Comment: The drainage strategy is considered acceptable (see comments on SG 8 – Water Environment below). The applicants have proposed two SUDS features at the north east and south of the site.

f) ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts.

Comment: The proposed development ensures this within the detailed design.

g) ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off-road paths should be located centrally and be overlooked in order to promote public safety, see also SG1 - Placemaking, Part 1 and SG1 - Placemaking, Part 2, Detailed Guidance - Active Travel and SG6 - Green belt and Green Network.

Comment: There are a number of active travel access points to the site. At the north where the existing gates to the site are located three different routes are provided to west, east and centre of the site. A central path leading from the listed steps running north to south intersects with a proposed footpath running east west at the water tower. These paths would be tree lined and free from cars. The east/west path connects to the school campus and to the wider residential area. The north/south path would connect the residential areas bounding the site via a path connection off Panmure Street. The proposal would see the formation of a number of safe and secure pedestrian access routes through a site which previously had none plugging this location into the wider area.

Additional Standards for flats:

a) provide usable communal private garden spaces as "backcourts". Design and layouts should ensure privacy, particularly for ground floor residents (see RDG for guidance);

Comment: Bin storage areas are detailed at the flats in appropriate locations away from prominent frontages. The proposed flatted blocks are set within communal soft landscaped areas with privacy buffers located around, which provide amenity space and informal space for residents.

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

b) Ideally all flats should have dual aspect

Comment: All flats are dual aspect.

c) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and

Comment: Privacy of ground floor flats is safeguarded within the design, and will be controlled through the landscaping conditions.

d) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Comment: The flatted blocks are set back from footways and privacy measures are provided to ground floor uses via soft landscaping.

Building Materials

It is expected that all new development, depending on the nature and scale of the development, will:

- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) acknowledge the local architectural and historic context through the use of appropriate materials.

Comment: The proposal through the material palette using a variety of red brick detailing has acknowledged the historical context of the site which was previously characterised by the red sandstone hospital blocks. Further to this it is keeping with the tonal context set by the neighbouring Orchard Development. The proposed material choice is considered a robust and appropriate response to the sites elevated location.

Given the restrained architectural design it will be particularly important that the finishing materials and building detailing are of a high quality. A safeguarding condition is recommended requiring approval of the detailed materials specification. A further condition is recommended requiring approval of 1:20 elevation details.

With regard to the foregoing, the proposal is considered to comply with relevant design guidance in SG 1 – The Placemaking Principle.

CDP 2: Sustainable Spatial Strategy

The policy requires that the council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable city. In doing so, the Council will support new development proposals that, among other things:

- Utilise brownfield sites in preference to greenfield sites;
- Prioritise the remediation and reuse of vacant and derelict land;
- Contribute to the development of vibrant and accessible residential neighbourhoods;
- Support higher residential densities in sustainable locations;
- Protect and enhance the integrity and character of the city's historic and natural environment.
- Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

Comment

The proposed development is considered to comply with this policy in so far as the proposed development will utilise an existing brownfield site and provide a connection between to large residential areas of the City. Further to this the proposal will connect an existing new build scheme to a wider network of amenity and useable open space. The proposal will see the creation of a vibrant and accessible neighbourhood with active travel links to a far wider area. The design and layout will also provide access to Listed Buildings and features which have been closed off to the public and enhance the space around these listed elements to the enhancement of the area for the public's enjoyment.

Taking the above into consideration the proposal accords with provisions of CDP 2.

CDP 5: Resource Management & SG 5: Resource Management

All new build development is required to be supported by a Statement on Energy, in order to ensure that the development is designed to reduce the need for energy. This has been provided and accepted as acceptable. Further details are required to be submitted as the Building Warrant process progresses and before any development commences on site.

Comment:

The applicants have confirmed that they will meet the following standards as part of their submission:

- The Development shows compliance with Section 6 2015 Target Emission Rate. Aspect Gold Level 1: Carbon dioxide (CO₂) emissions.
- The Development shows compliance with Aspect Silver Level 2; Energy for Space Heating.
- The Development shows compliance with Aspect Silver Level 3; Energy for Water
- Low and zero-carbon generation technologies are incorporated to achieve at least a 20% cut in CO₂ emissions.

The applicants have outlined that they are seeking to achieve the standards required in energy efficiency by reducing long term carbon dioxide emissions. The methodology for this is to improve the design and layout of building and optimising the thermal performance of the building as well as flue gas heat recovery.

The evidence provided in the applicant's statement of energy will be further investigated at building warrant stage and therefore subject to this condition, the proposal accords with policies CDP 5 and SG 5.

CDP 7 & SG 7: Natural Environment

The Council expects that all development proposals shall be based on an understanding of the characteristics of the site, including any possible biodiversity, wildlife or habitat significance. This should be done as part and parcel of a wider placemaking approach, and prior to site clearance/preparation works beginning. The extent to which appraisal (and any follow up survey work) is required will depend on the scale, nature and location of the proposal. It may be that an initial site appraisal is sufficient but, depending on the findings, you may need to carry out further surveys for particular species or in relation to a particular habitat. For instance, if there is a watercourse, long grass or trees on the site, this could provide habitat for protected species and will need more detailed surveys.

A typical site appraisal should:

- a) Highlight any designations (including Local Geodiversity Sites) on or near to the site;
- b) Identify potential important habitats (mature trees, woodland, hedgerows, ponds or watercourses);
- c) Identify if protected species are likely to be in, or near, the site;
- d) Give an indication of the ecological data required for progressing a planning application; and
- e) Recommend if more detailed surveys will be necessary.

Comment:

With regards to this proposal the site is not covered by any environmental protection designations in the City Development Plan. However the applicant recognised the site may have ecological importance and as such commissioned an Ecological Assessment. This assessment has been reviewed and its conclusions accepted by Biodiversity Officer within NRS. The ecological consultant's report is comprehensive and has appropriate mitigation proposed for any biodiversity loss as part of the development.

Taking the above into consideration the proposal accords with provisions of CDP 7 & SG 7.

CDP 8: Water Environment & SG 8: Water Environment

Policy CDP 8 and Supplementary Guidance SG 8 Water Environment aim to aid adaptation to climate change, protect and improve the water environment, support the development of integrated green

infrastructure throughout the City, meet the requirements of the Flood Risk management (Scotland) Act 2009 and Scottish Planning Policy 2014 and contribute to the overall reduction of flood risk and make satisfactory provision for SUDS.

Planning applications of 5 or more dwellings will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. Where this is not the case, planning permission will not be granted.

The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a surface water drainage strategy is fundamentally important to the design development for any new development of 5 or more dwellings. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SUDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures.

The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

Comment:

The applicant has provided a Flood Risk Assessment and Drainage Impact Assessment including details of PI insurance, completed self-certification and independent check forms to the satisfaction of Development & Regeneration Services' Flood Risk Management Team. In terms of flood risk and drainage the developer as per submitted is providing 2 SUDS Basins one at the east of the site and one at the south. All calculations have been submitted, reviewed and accepted by Neighbourhoods Regeneration and Sustainability.

Taking the above into consideration it is considered that the proposed development complies with the provisions of City Development Plan Policy CDP8: Water Environment and SG 8: Water Environment. In addition, no objection has been received with regards to flooding from SEPA or Scottish Water.

CDP 9: Historic Environment and SG 9: Historic Environment

This policy 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.

Comment:

In respect of the above policy goals, the proposed works significantly enhance the setting of both the listed building on site and stairs. At present these are within a vacant brownfield site closed off to the public. The proposal would see the formation of a large area of amenity space at the centre of the application site around the water tower and giving significant prominence to the setting. The stairs which

are presently fenced off would be fully integrated into the site and brought back into use for the enjoyment of residents and visitors. The original layout which had the stairs on an axis with the water tower would again be realised within the proposed development. It is therefore considered that the works would preserve and enhance the character of the historic environment at the application site. It is proposed to fit out the ground floor of the water tower for a Class 1 or 2 use and there is presently a listed building application being considered in tandem with this proposal for the work to the stairs and the water tower. The fit out of the water tower will provide a long term use for the building and ensure its integrity is preserved.

It is considered that the works to the listed building and those affecting the setting are acceptable.

CDP 10: Meeting Housing Needs and SG 10: Meeting the Housing Needs

This policy seeks to maintain a 5-year supply of effective housing land at all times and to deliver sufficient new housing to address housing needs in Glasgow. Such a supply is required by the SDP and by Scottish Planning Policy (SPP). The examination identified a shortfall of over 20,000 houses in the proposed plan's provision for the period 2015-2020, when considered against the housing requirement in the 2012 SDP. The reporters recommended that the council carry out an early review of the plan in order to identify sufficient housing land to meet this shortfall.

Comment:

The proposed residential development on a brownfield site in a sustainable location would make a significant contribution to improving the effective housing land supply for 2015-2020. This is considered a strong material consideration in favour of the application proposal.

CDP 11: Sustainable Transport & SG 11: Sustainable Transport

Cycle Parking:

CDP 11 requires new developments to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network. The Council shall require the provision of cycle parking in new development in line with the minimum cycle parking standards, at 1 space per dwelling and residential visitor parking at a rate of 1 space per four dwellings. Cycle parking should always be safe, secure and sheltered, with visitor parking located at an easily accessible location close to the entrance area of the development.

Comment:

Safe secure and sheltered cycle parking is provided for the all flatted dwellings - one space per dwelling (in line with Policy SG11 of the City Development Plan) – based on the provision of a 'Sheffield' type rack. A suspensive condition shall be set requiring finalised details of the cycle parking stores prior to the commencement of works on site. For the proposed dwelling houses, it is acknowledged that residents will be able to securely store cycles within their garage or gardens.

Vehicle Parking:

SG11 states that wherever possible, every effort should be made to minimise the impact of on-street parking for safety reasons and to reduce visual impact in residential areas. On-street parking, however, will be considered where integral to the design of a development will also be considered for certain development types where off-street parking may be neither practical nor feasible, e.g. tenement infill, terraced housing or the retention of listed buildings. The availability of on-street parking, however, cannot be guaranteed indefinitely and the Council retains the right to introduce Controlled Parking Zones (CPZs).

Comment:

The parking provision for the dwelling houses and flats are provided via a mixture in-curtilage driveways and integral garages at houses and parking courts for terraces and flats. Therefore, resident parking provision is 100%. Each flatted dwelling and those houses without a driveway shall be allocated a clearly marked space within the adjacent parking court. In addition, visitor spaces have been provided around the site these are located both on street (within the development) and within parking courts. The proposal has a total provision of 160% parking, which means a 60% visitor parking provision. Whilst it is considered that the site is not dominated by parking, this level of provision is in excess of the 125% policy goal. It is considered that a reduction on the visitor parking to make some of the children's play areas car free at their boundary should be imposed by condition. This should see the level of parking reduced to be more in line with the policy requirement.

Electric Vehicles:

New residential developments of detached, semi-detached or terraced housing with a dedicated garage or driveway require to include passive electric vehicle (EV) charging provision for the allocated parking. This requires the infrastructure to assist future installation of charging points, should residents require charging provision. The proposed residential parking will be conditioned to ensure 100% passive EV charging provision within the dwelling houses. This requirement shall be enforced by condition.

Subject to proposed conditions, the proposal accords with policies CDP 11 & SG 11.

CDP 12: Delivering Development & IPG 12: Delivering Development

This policy aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location.

Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of providing high quality, accessible, residential environments; connecting to the green network; as well as meeting our aspirations for enhanced nature and biodiversity.

The Council will require developers to undertake an assessment of the proposal site and its surroundings in order to determine the need for, and the proposed response to, the requirements specified below in this policy. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the best solution may be to take advantage of opportunities out with the site, or to meet these requirements through the payment of a financial contribution or the transfer of land.

The proposed layout shows areas dedicated for amenity space, children's play and informal space which meet the full requirements for on site provision. The other category of formal sport shall be met by a financial contribution for offsite provision. This is as a result of the constrained nature of the site to find an appropriate area for this type of space. Therefore in lieu of meeting the requirements of the policy off site a developer contribution of £447, 971 shall be secured through a legal agreement.

The proposal accords with policies CDP 12 & IPG 12.

In terms of issue (a), therefore, the proposal is considered to be in line with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

Representations

In respect of (b), with regard to the letters of representation, the grounds may be summarised, with appropriate comment, as follows:

Councillor Gray and Councillor Mooney wished to confirm his support for further housing within the Canal ward.

Comment: Noted.

Mr Bob Doris MSP provided a neutral response to the proposal, highlighting concerns about the connection between the proposed development and the existing Orchard Development as a through

route for traffic with road safety concerns as a result. Mr Doris also requested consideration be given to a social housing provision within the development. The proposal to preserve and enhance the listed buildings on site were welcomed but the need for long term management strategy was requested.

Comment: Good connectivity between the existing residential development and the wider area is seen as a benefit of this development. The proposal links to large areas of the City previously disconnected by the vacant site. As is covered in more detail below, the road traffic link between the two sites does not offer a direct route and with traffic calming in place would not be an appealing short cut to motorists. In respect of the social housing provision, this is not a requirement with the City Development Plan to have a minimum provision within development proposals. Concerning the water tower, these comments are noted and a management and maintenance plan is requested by the condition.

The proposed connection to the existing residential development to the south east of the application site will mean the application site is used as a shortcut from Panmure Street to Bilsland Drive. To the detriment of the existing residential population and road safety.

Comment: Good connectivity between residential areas is considered a positive aspect of the proposal. The development provides numerous pedestrian routes in addition to added road connectivity to the existing residential estate. Further to this the roads layout within the existing estate was designed to connect up to a wider residential area subsequent to the development of the wider area. The proposed roads layout eventually connecting Bilsland Drive would not present a shortcut that is likely appealing to motorists and would not offer a direct route through.

The road infrastructure within the Keepmoat development is not of sufficient width or proper layout to deal with any increased levels of traffic flow, there are several 90' turns and the access from Panmure street is not wide enough to allow multiple vehicles to pass each other. A simple visual survey by a city planner will confirm this.

Comment: The proposal was subject to full assessment by engineers of Neighbourhoods Regeneration and Sustainability. It was considered that the existing connection from Panmure Street and the connecting access point already in place is acceptable and capable of any subsequent traffic flow.

There has been a lack of consultation with local residents to fully inform of the proposals.

Comment: The applicants have carried out the pre application consultation process in line with legislation.

I object to the impact on local wildlife as a result of the development of the site.

Comment: The applicants have provided an ecology statement with mitigation measures in place for any wildlife on site. This has been accepted by safeguarding officers within the council and SEPA.

Increased traffic and footfall will impact on privacy and create nuisance especially if footpaths are also extended to access the new development. Footpaths are too narrow and there is not enough space to create a distinction between paths and gardens and discourage trespassing.

Comment: The location of foot paths are unlikely to give rise to any impact on privacy. Houses and flats are set back from these paths so there is unlikely to be any impact as a result. The footpaths have been assessed by an access officer and their locations considered acceptable. Finalised details of the finish shall be approved by condition to ensure that they are appropriate. Connectivity for residents to and from the existing residential site to the new housing development is considered a positive aspect of the proposed development and is key to creating successful residential areas. However, it would be noted that there is a separate pedestrian access proposed directly from Panmure Street.

The creation a development of over 400 homes that is only accessible on one side via the keepmoat estate is irresponsible, unreasonable and dangerous.

Comment: The main entrance to the application site is via Bilsland Drive, the access via the Panmure Street development is a secondary access. In addition there are numerous pedestrian access points to the application site.

The proposal has a lack of parking.

Comment: The proposal has 100% parking provision for residents as well as the requisite visitor parking provision.

Keepmoat Orchard's layout has been designed to serve the best purpose to its residents only. It doesn't have capabilities to allow access to other builds.

Comment: The existing residential development was not designed as an island this is clear from the road connection already in place on site.

The 400 new homes which Bellway proposes, offer no social housing opportunities.

Comment: This is not a requirement within City Development Plan Policy.

The design and feel offers no architectural features which recognise the historic architecture on site.

Comment: The proposal has been developed since the initial submission of the application. Design comments made by NRS have been taken into account and implemented as part of the proposal. Most notably a more bespoke design code has been adopted using predominately red brick making reference to the red stone buildings previously occupying the site. The Water tower feature is now surrounded by park area at the centre of the site and the listed stairs have a proposed lighting scheme and will be opened up as opposed to the current arrangement which sees them unusable and in poor condition.

The proposals are in breach of the City Development Plan Sustainable Spatial Strategy

Comment: The applicants proposal has been assessed against the Sustainable Spatial Strategy and would see the reuse of a brownfield site which has been vacant for some time. The use of the site provides increased connectivity between two residential conurbations, active travel links and access to existing infrastructure at the neighbouring shared school campus.

The proposal is contrary to Town and Country Planning (Scotland) Act 1997, as amended by the Climate Change Act 2009,

Comment: The objector did not expand on this point and it is therefore not clear in what respect they consider the proposal contrary.

The proposal is contrary to City Plan Development Plan Supplementary Guidance 5 (Resource Management),

Comment: Their proposed solution is combi gas boilers, flue gas heat recovery and photovoltaics to meet the Gold Hybrid CDP5 planning requirement.

The proposal is contrary to the Aims of the Council's Transport Strategy as detailed in Policy SG 11, in respect of poor connectivity for pedestrian and active transport and over provision of car parking.

Comment: Whilst it is noted that the council uses a maximum parking standard, it is considered that proposal is not car dominated. The applicants have made use of parking courts where possible and have produced a layout which has pedestrian connectivity filtering through the application site from all boundaries. The level on parking does not impinge on the ability to provide amenity space, useable open space or other categories such as allotments specified in policy and is therefore considered on balance that the site can accommodate the level of parking proposed and meet place making goals.

The proposals are in breach of European Habitats Regulations 1994 Schedule 2, bats. For these reasons I do not believe these proposals should be approved by planning officers.

Comment: The proposal has been fully consulted on with the councils own Biodiversity section as well as SEPA. The applicants have provided a robust Ecological Statement with mitigating measures in place. Further safeguarding controls can be applied by condition.

Plans to preserve and enhance the Tower are very welcome. I am unclear as to how the long-term

costs for the ongoing upkeep and maintenance of the water tower will be funded. It appears that the Water Tower will be maintained by an appointed factor and effectively become the responsibility of, and financial liability to, the new residents. Assurances are required to ensure any factoring arrangements will be sufficient.

Comment: A management and maintenance plan will be required by condition. A finalised listed building application will also be required prior to commencement of works on the stairwell and water tower.

CONDITIONS AND REASONS

01. Unless otherwise formally agreed in writing with the Planning Authority, external materials shall be:

Building:

- facing brick
- dark grey concrete roof tiles
- dark grey window frames
- white roughcast render
- black rainwater goods
- grey fascia details

Samples and/or product literature of all proposed external materials shall be submitted to and approved by the Planning Authority in writing in respect of type, format, colour and texture. This written approval shall be obtained for all external materials before their use on site. A sample panel of the facing brick, including mortar joints, shall be erected for the inspection and written approval of the Planning Authority. This written approval shall be obtained before the facing brick is used on site, and the approved sample panel shall remain in place throughout construction.

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

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

02. Before any work on the site is begun, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority. Where reasonably practical it is expected that all requirement for vents, flues and similar fittings shall be accommodated via rising internal service ducts which terminate at roof level.

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

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

03. Before any work on the site is begun detailed section and elevation drawings of the following elements of the building facade, to a scale of 1:20, shall be submitted to and approved in writing by the planning authority:

- typical window and juliet balcony detail, demonstrating a minimum 215mm brick reveal depth.
- typical flatted entrance details
- typical window detail on housing units
- handling and roof arrangements on terraced units.

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

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

04. Before any work on the site is begun, further details of the approved external landscaping scheme shall be submitted to and approved by the planning authority. This shall include details of the following aspects:

- external lighting
- lighting scheme in central square around water tower
- the use of stone from previous hospital demolition on site
- finishes to be used on all retaining walls
- boundary treatments
- benches, clothes drying areas and full schedule of play equipment
- a detailed planting schedule, including information of all tree sizes, shrub planting numbers and specification.

Details shall also include a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall thereafter be completed in accordance with the approved scheme.

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

05. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

06. Before any of the dwellings are occupied, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

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

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

08. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

09. Any felling or cutting back of trees, scrub or bushes shall be undertaken outside the main bird breeding season (March-July inclusive), unless a survey by a suitably experienced surveyor has shown that no nests, in use or being built, could be damaged, destroyed or obstructed.

Reason: To ensure that the landscape works do not disturb nesting birds.

10. Before any work on the site is begun, a comprehensive site investigation report shall be submitted for the written approval of the Planning Authority. Site investigations shall be conducted and reported in accordance with current and recognised codes of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" and BS ISO 18400 Series of Standards. The investigation reports shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, a remediation strategy shall be prepared that

sets out all the measures necessary to bring the site to a condition suitable for the intended use and must be agreed with the Planning Authority in writing prior to work starting on the development. The remediation strategy shall also include a timetable and phasing plan where relevant.

The approved remediation scheme shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Planning Authority. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the execution of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

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

11. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease unless otherwise agreed by the Planning Authority in writing. A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

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

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

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

Reason: To protect residents in the development from all transportation noise.

14. Any access gates shall open inwards only.

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

15. The applicant shall provide a residential travel pack in each dwelling prior to occupation; a draft pack shall be submitted to this office for approval; pack should include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

16. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with the Glasgow City Council Design Guide New Residential Areas.

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

17. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

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

18. A basic minimum standard parking provision of 1 allocated off street car parking space per dwelling unit for residents is required.

Reason: In the interests of pedestrian safety.

Reason: In the interests of pedestrian and vehicular safety.

19. Parallel parking bays shall be a minimum of 2.4 metres wide and 5.5 metres long where the bays are internal or constrained by physical means. Free access to an end space will permit the bay length to be reduced to 5.0 metres.

Reason: In the interests of pedestrian and vehicular safety.

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

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

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

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

22. The applicant shall provide a residential travel pack in each dwelling prior to occupation; a draft pack shall be submitted to this office for approval; pack should include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

23. All new housing shall have passive electric vehicle charging provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 7 Electric Vehicles.

Reason: In order to support Sustainable Transport.

24. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking : locations; minimum levels; safe, sheltered and secure; The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

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

25. The applicant shall provide a pedestrian crossing on Balmore Road to facilitate pedestrian movement from the development, full details of this shall be submitted for the written approval of the Planning Authority and once approved implemented prior to the occupation of the first dwelling on site.

Reason: In the interests of pedestrian safety.

26. The applicant shall provide the following with regard to the internal access: full specification drawing providing detail on proposed path construction, dropped kerbs/raised tables to be provided at all path/road interfaces, an access phasing plan, a fully detailed drawing of the southern ramped access from Panmure St with the addition of steps connecting the ramps and an updated layout to

show a public pedestrian entrance to the SUDS pond area at the NE corner of the site from to Bilsland Drive for the written approval of the Planning Authority prior to any works commencing on site.

Reason: In the interests of pedestrian safety.

27. Prior to commencement of development, a Construction Method Statement shall be submitted to and approved by the Planning Authority. For the avoidance of doubt, the Construction Method Statement shall cover: Details of the proposed phasing of all works; Details of all on-site construction including means of access to the site and; A dust management plan during the construction period: Details of wheel cleaning equipment for all construction vehicles entering and leaving the site.

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

28. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority, based on the design and access statement submitted with the application. The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 15% cut in CO2 emissions and the 'Silver Active' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy. To comply with City Development Plan policy CDP 5:Resource Management. To comply with City Development Plan policy CDP 5: Resource Management.

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

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

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

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

31. Final details of the proposed surface water drainage design and SUDS (Sustainable Urban Drainage Systems) features should be submitted to Glasgow City Council for review and comment before construction works commence on site.

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

32. No surface water runoff from the development will be permitted to discharge to any watercourse without the approval of Glasgow City Council.

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

33. Prior to the commencement of works on site a finalised layout of parking on site shall be provided, parking on site shall be reduced to 125%. Where spaces are removed details of suitable landscaping shall be provided, the details shall be submitted for the written approval of the Planning Authority.

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

34. Prior to the commencement of works at the Water Tower, a maintenance and management plan for the tower shall be submitted for the written approval of the Planning Authority.

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

35. Prior to commencement of works to the water tower and stairs finalised details of alterations and a full specification of all materials shall be submitted for the prior written approval of the Planning Authority.

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

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site
02. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 3rd edition 2016. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
03. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
04. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
05. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Freephone: 0800 7831423 www.ccscheme.org.uk email:enquiries@ccscheme.org.uk
06. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
07. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

08. It is recommended that the required Statement of Energy is submitted using the format set out in Annex A of City Development Plan supplementary guidance SG 5: Resource Management.

The development is required to meet a level of environmental sustainability set out in Building Standards Technical Handbook Section 7: Sustainability Standards. The developer will be reminded of this requirement on submission of subsequent Building Warrant(s) for the development. It is expected that the formal confirmation of compliance with the SoE which is required by this Decision Notice shall be satisfied by submission of the Certificate of Sustainability to the planning authority.

ADVISORY NOTES TO COUNCIL

This application requires the completion of a S69 Legal Agreement.

for Chief Executive, Glasgow City Council

DC/ GMH/
27/04/2021

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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