



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr M Thomson Phone: 0141 287 6031

ITEM 1

5th November 2013

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	13/01534/DC	DATE VALID	17.07.2013
SITE ADDRESS	Site Adjacent To 28 Kings Drive Glasgow		
PROPOSAL	Erection of temporary overlay installations and associated works to be implemented for the 2014 Commonwealth Games.		
APPLICANT	Glasgow 2014 Limited Commonwealth House 32 Albion Street Glasgow G1 1LH	AGENT	Deloitte LLP Per Michele Steel Lomond House 9 George Square Glasgow G2 1QQ
WARD NO(S)	09, Calton	COMMUNITY COUNCIL LISTED	02_121, Calton
CONSERVATION AREA			
ADVERT TYPE	Bad Neighbour Development	PUBLISHED	27 September 2013
CITY PLAN	Green Space		

REPRESENTATIONS/ CONSULTATIONS

One letter of representation was received from Councillor Thewliss, the grounds of which are outlined in this report.

Land and Environmental Services (Environmental Health) - No objection (conditions).

SITE AND DESCRIPTION

The application site is located within Glasgow Green at Fleshers Haugh and comprises two sites; a larger and a smaller one. The main body of the site contains the new National Hockey Centre and pitches and the existing Football Centre building and some of its pitches. The smaller site located to the south east of the site is where an additional vehicle entrance to Glasgow Green is located.

The site is bounded to the north by King's Drive, to the south and west by the River Clyde and to the east by the football pitches at the Glasgow Green Football Centre. The site is accessed via King's Drive.

Planning History

Planning permission was granted for the erection of a new 2-storey Hockey Centre including a covered grandstand with 514 permanent seats and associated administrative, hospitality, changing and toilet facilities (reference 11/01056/DC) in September 2011. The proposal included two international standard synthetic floodlit hockey pitches located to the east and the south of the Hockey Centre, surrounded by a perimeter fence measuring 3 metres to 5 metres in height, depending on its proximity to the pitches. It was acknowledged at the time of the processing of this application that the Centre would operate as a Commonwealth Games venue during the Games and as a Regional Centre for Hockey post Games.

Proposal

This application relates to the temporary overlay for the Glasgow National Hockey centre. The temporary overlay can be grouped into two categories: Front of House facilities; and Back of House and Security facilities. Front of House facilities include: ticket validation areas; merchandising, information and catering stalls, first aid station and portaloos; 4,200 temporary seats erected around the field of play; video scoreboards. Back of House and Security facilities include: athletes facilities; catering compound; technology, media and broadcast compounds; site management and logistics compound; cleaning and waste compound; and security fencing which will run around the perimeter, along the nearside kerb of King's Drive to the north and cutting across the football pitches. The fencing will vary in height between 2.4m and 3m. The football centre building and some of the pitches will also be used to accommodate elements of the temporary overlay.

In general the temporary overlay installations will be standard off the shelf solutions including tents, portacabins, shipping containers, fences and portaloos.

The temporary overlay arrangements will be removed and the site restored to its former condition once the Games are finished.

The remit of this application covers only the physical infrastructure. Changes to the road network, diversions and parking restrictions will be progressed through a Temporary Traffic Regulation Order (TTROs) which post dates the planning permission and will be handled by LES as Roads Authority. Generally, the proposed transport and traffic management measures include restricting access between 17th July – 3rd August 2014 to authorised vehicles and residents. Exact details have still to be finalised by Glasgow 2014 and LES.

This planning application is recognised as a national development under the National Planning Framework 2 as infrastructure for the 2014 Commonwealth Games. Where representations are received in the respect of national developments the applicant and any objectors have the right to a Pre-Determination Hearing. However, in this instance neither the applicant nor the objector wish to appear at a Hearing. Committee is therefore asked to consider the detail and not the principle of the proposal and make a recommendation to Full Council for determination.

The Hockey Centre will play host to Hockey events (24 July to 3 August 2014) and there will be 3 sessions most days in the morning (circa 9am to 12.30pm), afternoon (2pm to 5.30pm) and evening (7pm to 10.30pm). It should be noted that the competition schedule has not been finalised and may be subject to change.

POLICIES

Section 3A(4)(b) of the Town and Country Planning (Scotland) Act 1997, as amended, provides that the National Planning Framework (NPF) may describe a development and designate it, or a class of development and designate each development within that class, as a "national development".

Section 14 of the National Planning Framework 2 identifies the Hockey Centre as a sports facility directly related to the Games. The application is therefore considered a "national" development.

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended 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 Glasgow and The Clyde Valley Strategic Development Plan (Approved 2012).
Glasgow City Plan 2 Adopted (2009)

DEV 11	-	Green Space
DES 1	-	Development Design Principles
DES 4	-	Protecting and Enhancing the City's Natural Environment
DES 12	-	Provision of Waste and Recycling Space
ENV 1	-	Open Space Protection
ENV 4	-	Sustainable Urban Drainage Systems (SUDS)
ENV 5	-	Flood Protection and Land Drainage
ENV 6	-	Biodiversity
ENV 7	-	National, Regional and Local Environmental Designations
ENV 10	-	Access Routes and Core Path Network
ENV 17	-	Protecting the Water Environment

Under the provisions of the 2006 Planning Act and The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (regulation 45(1) (a)) the Planning Authority is to have regard to the following matters:

ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS (E.I.A)

Under the EIA Regulations, the original application (11/01056/DC) constituted a Schedule 2 development as the site area, at 2.8 hectares, is in excess of the 0.5 hectare threshold set out in the Regulations for urban developments. In assessing likely effects, account must be taken of the relevant selection criteria listed in Schedule 3. These criteria relate to the physical characteristics of the development, its location and its potential impact.

Given that the proposal at that time constituted the redevelopment of an existing accessible brownfield inner city site and that detailed information relating to design, access, transport, ecology, drainage, flooding and other issues would be dealt with during the processing of future planning application(s) the Council concluded that no Environmental Impact Assessment was required.

As this proposal represents a temporary overlay for the Commonwealth Games no Environmental Impact Assessment is required.

CONSERVATION (NATURAL HABITATS ETC) REGULATIONS 1994

These regulations are not applicable in this instance.

DESIGN/ACCESS STATEMENT

Issues relating to design and access have been addressed by the applicant in a Design & Access Statement which was submitted as part of the application.

IMPACT/POTENTIAL IMPACT STATEMENT

Not required.

S75 AGREEMENT

Not required.

DETAILS OF DIRECTION UNDER REGULATIONS 30/31/32

These regulations are not applicable in this instance.

VARIATION OF PROPOSALS

Not applicable.

ASSESSMENT AND CONCLUSIONS

Section 25 of the 1997 Planning Act, as amended, requires the determination of this application in accordance with the Development Plan unless material considerations indicate otherwise.

As the proposal will be used for hockey games during the Commonwealth Games, it is designated a national development in accordance with the National Planning Framework for Scotland 2 (NPF2). Consequently, the principle of the development is a given and it is the detail of the proposal that requires to be assessed against The Glasgow and The Clyde Valley Strategic Development Plan and City Plan 2 policies.

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

- (a) whether the proposal conforms with the Development Plan;
- (b) whether there are any other material considerations to be taken into account, including comments and any matters arising in letters of objection.

In respect of (a) and (b), the Development Plan, there are no specific policies of relevance in The Glasgow and the Clyde Valley Strategic Development Plan 2012.

City Plan 2 contains the Development Policy Principles and the Development Policies and Design Standards used by the Council to consider development applications. The Development Policy Principles and Development Policies considered to be relevant to the current application are listed above.

DEV 11 'Green Space' generally represent the larger permanent green space/open spaces serving the City's population and visitors. The policy presumes in favour of the retention of all public and private green space and refers to policy **ENV 1 'Open Space Protection'**. The site was previously a brownfield area of hardstanding and is now the National Hockey Centre. The temporary works will not prejudice Glasgow Green as a protected green space. The proposal complies with **ENV 1 'Open Space Protection'** as it relates to the temporary overlay structures essential to the delivery of the hockey event during the Games.

DES 1 'Development Design Principles' seeks to promote new development which contributes positively towards the creation of high quality environments and sustainable places. The temporary overlay installations will be removed post Games and the site restored. There are no policy conflicts or issues relating to the proposal.

DES 4 'Protecting and Enhancing the City's Natural Environment' ensures that all development will have a strong landscape framework which improves and enhances the setting and visual impact of the development. Given their temporary nature the proposal will not create any long term impacts on the natural environment.

DES 12 'Provision of Waste and Recycling Space' ensures that appropriate and well designed provision is made within all new developments for waste storage, recycling and collection. Planning conditions will ensure the submission of finalised details for approval.

Policy **ENV 6 'Biodiversity'** states proposals will require to demonstrate that development will be sited and designed to minimise adverse impacts on biodiversity and that there will be no fragmentation or isolation of habitats or species. An Ecological Survey Report was submitted with the original application for the National Hockey Centre and concluded that the habitats found on site were of little value and there are no protected species on site.

Policy **ENV 7 'National, Regional and Local Environmental Designations'** identifies the site as a Site of Special Landscape Importance (SSLI). Proposals should not have an adverse effect on the integrity or character of this area. The development comprises temporary structures which require no or limited foundations and Glasgow 2014 will restore the site to its previous state post Games. Therefore the proposal will not negatively impact Glasgow Green.

Policy **ENV 10 'Access Routes and Core Path Network'** states development should not prejudice the continuity of the existing walking/cycling network. Where such infrastructure is affected by a development during construction and upon completion, the developer should incorporate appropriate alternative or modified public access provision, approved by the Council. The Fleshers' Haugh site is included within the Glasgow Core Path Plan Final Consultative Draft. This plan identifies two paths going in the vicinity of the site; one along the side of the River Clyde and a second running from King's Drive to Polmadie Bridge. The latter will temporarily be affected by the proposal during the duration of the Games. An advisory note will ensure that the temporary alternative arrangements are clarified with the Council's Access Officer.

Policy **ENV 17 'Protecting the Water Environment'** seeks to protect the water environment but permits engineering works related to land drainage outfalls. The proposal complies with this policy as the development is set back from the banks of the River Clyde and there are no plans for engineering work to the River Clyde.

Turning to point (b), whether there are any other material considerations to be taken into account, including comments, consultation responses and any matters arising in letters of objection. One letter of objection was received from Councillor Thewliss. The grounds of objection can be summarised as follows:

Concerned about the direction of floodlighting from the Hockey Stadium for the duration of the period with the Games are in operation. The football centre floodlights are hooded so as to avoid disturbing neighbouring residential properties and this should be the case for the new floodlighting.

Comment:

The existing floodlighting system will be utilised during the Games. This floodlighting was approved, in conjunction with Environmental Health. The distance from the floodlighting to the nearest dwelling in Gorbals or Bridgeton are 140 metres and 320 metres respectively. Any minor adjustments to this existing floodlighting will only be required to better focus light on the field of play, if required, and not to re-focus lighting into the surrounding area.

Seeks assurance that residents on both side of the Clyde have been consulted on the proposals.

Comment:

As the application represents 'National' development for the purposes of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 the applicant was obliged to carry out Pre-Application Consultation. In a statement submitted with their application that applicant confirmed that residents on both sides of the River were invited to the consultation event held in March this year at Glasgow Green Football Centre. With regard to the process the Council is satisfied that the applicant has carried out the consultation required of it under the planning legislation.

In addition neighbour notification was carried out and the application was advertised in the Evening Times on the 7 August and 25 September 2013.

CONCLUSION

In conclusion, the proposal is considered to meet the terms of the Town and Country Planning (Scotland) Act 1997 as amended. As the application is recognised as a national development, the proposal is viewed as meeting the terms of the National Planning Framework 2. The proposal also accords with the policies of City Plan 2. Approval of the application is necessary in order for the existing Hockey Centre to host the hockey competition during the Commonwealth Games in 2014. On the basis of this information, it is recommended that full planning permission is granted, subject to conditions

This application is placed in front of committee for consideration. Should members be in support of the recommendation to grant, subject to conditions, the application needs to be passed to Full Council as a 'C' paragraph item for the formal determination of the planning application.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

ALL-MS-200
ALL-MS-201
ALL-MS-202
ALL-MS-203
ALL-MS-204
ALL-MS-205
ALL-MS-206
ALL-MS-207
ALL-MS-208
ALL-MS-209
ALL-MS-210
ALL-MS-211
ALL-MS-212
ALL-MS-213
ALL-MS-214
GNH-HO-202
GNH-HO-210
GNH-HO -21
GNH-HO -212
GNH-HO -213
GNH-HO-214
GNH-HO-215
GNH-HO-216

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. The overlay facilities hereby approved shall be removed after the completion of the Games and the site fully restored to its pre-development condition within six months of the date of the consent. Full details shall be submitted for the written approval of the Planning Authority and thereafter implemented in the agreed manner.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

03. Prior to the installation of the structures and equipment hereby approved, a finalised Environmental Management Plan covering both the construction and operational phases; detailing how any impacts from noise & vibration, lighting and odours are to be managed and mitigated, shall be submitted to and approved in writing by the Planning Authority and thereafter implemented in the agreed manner. The Environmental Management Plan shall also identify suitable contacts to address any unforeseen environmental or amenity issues which may affect neighbouring residential properties.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

04. Prior to the siting of any air-conditioning units and generators, details of their final locations shall be submitted to and approved in writing by the planning authority prior to installation.

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

05. The use of PA systems and on-site entertainment shall be restricted to 23:00 hours.

Reason: To protect local residents from exposure to noise at unsocial hours.

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

06. Finalised details covering all commercial refuse and recycling storage areas shall be submitted to and approved in writing by the planning authority prior to their installation and thereafter installed and operated in the agreed manner.

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

07. All surface water shall be treated in accordance with the principles of Sustainable Urban Drainage Systems

Reason: In the interests of flood prevention.

08. A comprehensive Transport Operations & Site Access Plan, detailing all transport and access arrangements; including an overall parking strategy, servicing & deliveries, access by the emergency services, the temporary arrangements for residents with curtailed vehicular access, accessible transport measures and any internal transport systems, shall be submitted for the written approval of the Planning Authority prior to their implementation.

Reason: In order to minimise operational effects on local residents and businesses.

09. 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.

10. 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.

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. 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.
02. The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
03. Plant and equipment provided to be satisfactorily maintained in respect of Health and Safety Legislation to the requirements of the enforcing authority.

04. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
05. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
06. 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.
07. 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.
08. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
09. This development is of a class specified in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (development which may have a wider amenity impact) or is a national development or a major development. A person(s), company or body carrying out such a development must, until the development is completed, display a prescribed notice in a prominent place at or in the vicinity of the site of the development. The notice must be readily visible to the public and printed on durable material. The form of notice is attached to this decision notice and is also available on the Council's website at:-

http://www.glasgow.gov.uk/en/Business/Planning_Development/DevelopmentControl/Planning_applications/
10. Any works to the existing publicly adopted road network (carriageways/footways/footpaths) will require Section 56 approval under the Roads Scotland Act.
11. The developer is advised to contact the DRS Access Officer (Sue Hilder on Tel:- 0141 287 8585) clarifying the arrangements for all temporary path closures and pedestrian access restrictions.
12. Any advertisement, other than that required for 2014 Games branding or deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

ADVISORY NOTES TO COUNCIL

1. This application is before Committee for its consideration. Should members support the recommendation to grant, subject to conditions, the application will require to be passed to Full Council as 'C' paragraph for the formal determination of the planning application.
2. A Pre-Determination Hearing is not required in this case as neither the objector nor the applicant wishes to appear before Committee.

for Executive Director of Development and Regeneration Services

DC/ MTH/amu
29/10/2013

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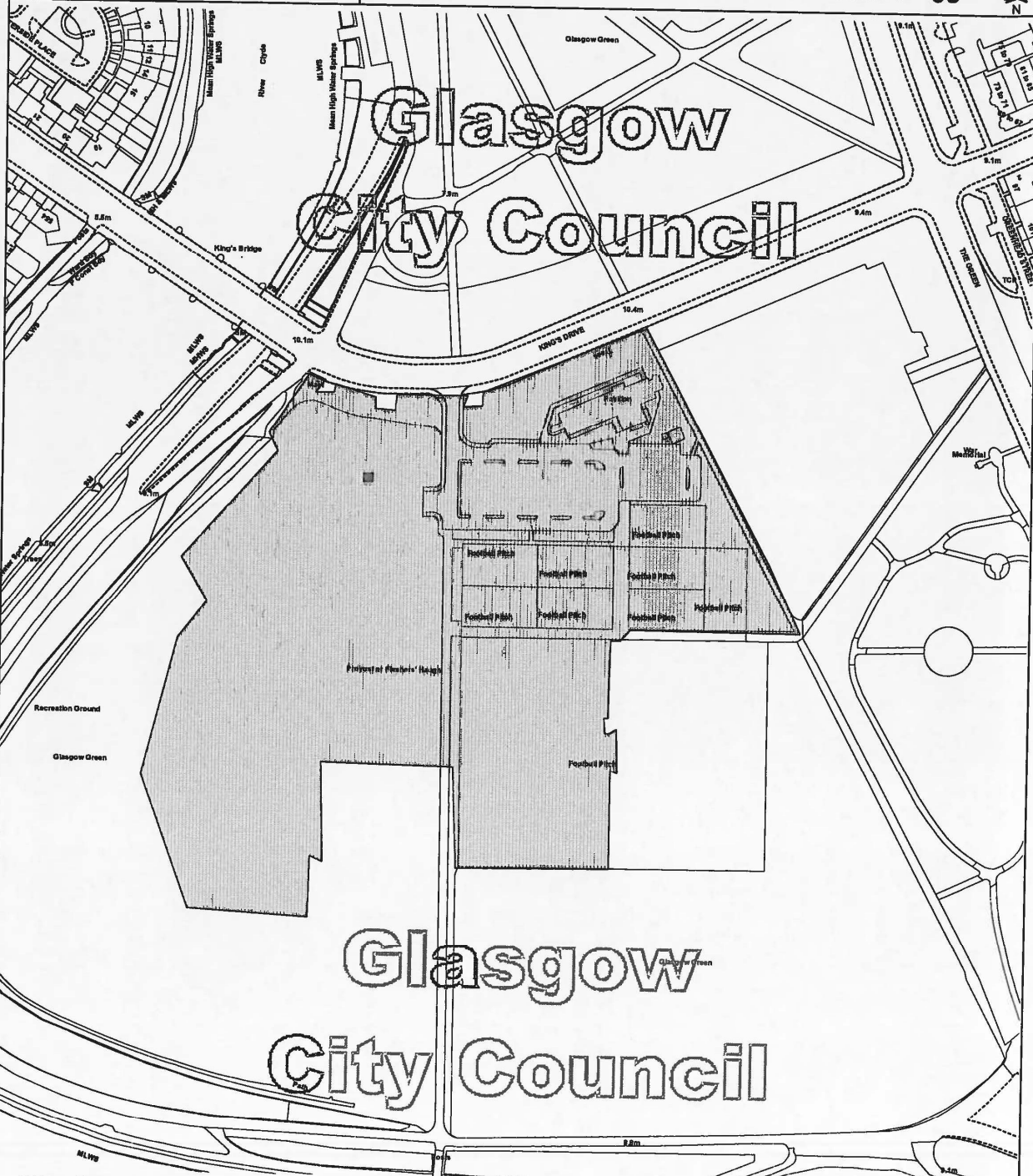
Reference No. **13/01534/DC**

Address : **Site Adjacent To 28 Kings Drive**


Scale : 1:2500

Indicative Site Location

Ward : **09**



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 Location of Site
(For details, refer to Report)