



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: David Drummond Phone: 0141 287 6067

Item 4

18th June 2019

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s) and S69 and S75

APPLICATION	18/02452/FUL	DATE VALID	20.08.2018
SITE ADDRESS	14 Hallrule Drive Glasgow G52 2HH		
PROPOSAL	Erection of residential development (32 units) and associated works.		
APPLICANT	Wheatley Group Wheatley House 25 Cochrane Street GLASGOW G1 1HL	AGENT	Mast Architects Per Rachel Houghton 51 St Vincent Crescent GLASGOW G3 8NQ
WARD NO(S)	04, Cardonald	COMMUNITY COUNCIL	02_081, Hillington, N Cardonald, Penilee
CONSERVATION AREA		LISTED	
ADVERT TYPE		PUBLISHED	
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

Consultations

Neighbourhoods and Sustainability (Public Health) - no objections, subject to conditions and advisory notes
 Neighbourhoods and Sustainability (Cleansing) - no objection.
 Scottish Water - no objection.

Representations

Eight objections have been received from local residents. The grounds of objection are summarised below;

- Location of bins/screening
- Noise from construction
- Impact on traffic and parking
- Privacy
- Overshadowing
- Proposal not in context with surrounding buildings
- Noise from 3rd storey
- Development impact on wildlife
- Boundary treatments

The grounds of objection and consultation responses are considered under Material Considerations later in this report.

SITE AND DESCRIPTION

Site

The site is located within the Cardonald area, west of Berryknowes Road and north of Paisley Road West. The application site measures 0.45 hectares. An existing derelict building currently occupies the site, which was originally Berryknowes Resource Centre. To the east sits a care home, which fronts onto Belses Drive. Residential properties surround the applications site, ranging from cottage flats and semi-detached houses and a flatted block sits to the south on Carham Drive.

Description/Proposal

The proposed development is for the erection of 32 residential units. The scheme is to be designed for elderly tenants and the design of the build reflects this. The units have been broken into three blocks, where block 1 is three storey and blocks 2 and 3 are two storey. The housing schedule is detailed below;

House Type	No.Units	%Total
2 APT 2P	12	37.5
3 APT 3P	6	18.75
3 APT 4P	4	12.5
3 APT 3P WCH	2	6.25
3 APT 4P CF	7	22
3 APT 3P WCH CF	1	3
Total Units	32	
Total Parking	23	

Block 1 would accommodate 24 units within the three storey building, with 12 units located in each wing of the building. The main entrance would be at the centre of the building, and decked access to the rear. The flats would have a frontage onto Hallrule Drive and then rotated 90 degrees to have frontage onto the central area of the site, where the communal garden is to be located. With regard to building materials, the walls of Block 1 would be finished in a mix of dark grey and light buff brick. The roof would be finished in marley roof tiles.

Blocks 2 and 3 would both be two storey, each containing 4 units. Block 2 located to the rear of the site, at the eastern edge, and Block 3 at the south of the site. Both blocks would be finished in dark grey brick and light buff brick. The roof would be predominantly marley roof tiles, with a small element of zinc roofing.

The positioning of these buildings allows for a central community garden, for access to all residents of the development. In addition to this garden, the layout also offers two other areas of amenity space for residents in the north-east and south-east corners of the site. In addition to the amenity areas being formed on site, the layout also includes hard and soft landscaping at various locations and an identified drying area and bin store.

Off street parking has been included within the development with 23 spaces provided. 3 of those spaces would be disabled bays.

Committee should note that amended drawings have been received during the course of the application with changes to the external elevations of the building in terms of building materials and the addition of 4 parking spaces.

SPECIFIED MATTERS

Planning legislation 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 to this application.
 - ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994
An Ecological Assessment has been submitted.
 - iii. a design statement or a design and access statement
A design and access statement has been submitted.
 - 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)
Reports submitted include;
Flood Risk Assessment
Drainage Statement
Tree Report
Site Investigation Report
- B. Summary of the terms of any Section 69 or S75 planning agreement
- A Section 69 Agreement is applicable for this application. The purposes of the agreement relate to the development not providing all forms of open space requirements on site (Policy IPG12). Details of the agreement are discussed later in the report.
- A Section 75 Agreement is applicable for this application. The purpose of the agreement is to ensure the housing development is built for elderly tenants, as indicated by the applicant.
- 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 to this application
 - ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)
Not applicable to this application
 2. restricting the grant of planning permission

Not applicable to this application

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

Not applicable to this application

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

Not applicable to this application

POLICIES

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

CDP 1 The Placemaking Principle
 CDP 2 Sustainable Spatial Strategy
 CDP 5 Resource Management
 CDP 8 Water Environment
 CDP 11 Sustainable Transport
 CDP 12 Delivering Development

Relevant Supplementary Guidance (including Interim Non-Statutory guidance):

SG 1 The Placemaking Principle
 SG 5 Resource Management
 SG 8 Water Environment
 SG 11 Sustainable Transport
 IPG 12 Delivering Development

The Scottish Government 'Designing Streets'
 GCC 'Design Guide New Residential Areas'

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 (Glasgow and the Clyde Valley Strategic Development Plan) approved July 2017 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.

CDP1 The Placemaking Principle and SG 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.

SG 1 Part 1 sets the context and approach to placemaking established in CDP 1. It notes that the City Development Plan seeks to move away from the traditional land use based approach of previous local plans: placemaking principles should inform all development. It identifies six qualities of place: character and identity, successful open space, legibility and safety, ease of movement, vibrancy and diversity, adaptability and sustainability which are supported by a series of placemaking principles to guide development proposals.

New development should not have an undue adverse impact on the amenity of adjacent land or property but should relate and respond to its surroundings. It should have a high quality contemporary design and sympathetic palette of materials. It should help to reinforce the legibility of local areas by responding to local features and characteristics and reflecting a clear understanding of neighbouring urban forms.

New development should be well connected, prioritise active travel and impact positively on quality of life. It should demonstrate the highest standards of sustainable design and construction and be able to respond and adapt positively to changing circumstances. Housing, leisure facilities and places to work and meet should be well-connected and form identifiable, walkable mixed neighbourhoods that provide a variety of experiences and opportunities.

The proposed housing development offers a housing form typical of the area in terms of scale and building design. The applicant has identified a mix of building materials typically found within the local area, therefore, allowing the new housing element to blend in with the surrounding area. The site does offer areas of amenity space with the inclusion of a community garden within the centre of the site, and two other areas for future residents to enjoy.

Focusing on sustainable design, the applicant has submitted information on this subject which states all house types within the development will incorporate specifications to assist in sustainability, namely; thermal insulation, ventilation strategy, energy efficient boilers and solar panels. A SUDS strategy will be incorporated into the development with the inclusion of swales within the car park and a rain garden, with a suspensive condition added reflecting this and a requirement for a 'Statement of Energy' to be submitted.

SG 1 Part 2 provides detailed assessment criteria for development. In particular, it has guidance for residential density and layouts, building materials, waste and recycling storage and energy efficient buildings.

Density

The guidance seeks to ensure that all new developments has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments. Residential density guidance states that for outer urban areas with high accessibility should be developed to a maximum of 75 dwellings per hectare.

The proposed development would have a density of 71DPH (based on site area of 0.45ha). The proposed density is considered consistent with this guidance and appropriate for the site.

Layout

The guidance seeks residential layouts to 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.

The proposed development complies with the general standards set out in that there is suitable garden space, amenity areas, parking provision and adequate privacy for residents. The development will integrate into the surrounding residential properties to the north, south and west. The proposed housing units and parking layout will provide the site with a recognisable form with clear definition between private and public space. The proposed housing mix comprises different forms of flatted accommodation, provides a good range of housing opportunities in terms of dwelling size. The surrounding properties are typically two storey, however, three storey flatted blocks are located to the north at Fochabers Drive and four storey properties along Berryknowes Road. Given the positioning of the three storey block within the site along the frontage and rotating 90 degrees along the north boundary, it is considered this would not appear over dominant within the streetscene based on the impact the existing building has at this location and would not have a detrimental impact on the surrounding residential properties in relation to their qualities of amenity.

Given the proposed layout and distances being created between the new housing blocks and surrounding boundaries there is not considered to be any significant impact on daylighting or overshadowing to neighbouring properties to their detriment. Privacy standards have also been assessed for the entire development and considered not to be an issue as privacy and overlooking is protected for both existing properties around the development and future residents for this site. The decked access to the rear of the Block 1 building is acceptable in this case due to the nature of the future tenants of the development.

In view of the above, it is considered that the proposed development forms an appropriate design response and meets the qualities of a successful place.

CDP 2 Sustainable Spatial Strategy

Policy CDP 2 aims to influence the location and form of development to create a compact city form which supports sustainable development. The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, it will support new development proposals that contribute to the development of vibrant and accessible residential neighbourhoods. CDP 2 aims to ensure that the city is well positioned to meet the challenges of a changing climate and economy, and build resilient physical and social environments which help to attract and retain investment and promote an improved quality of life.

Comment: The proposal for residential development at this location, which is surrounded by residential properties with links to public transport and inclusive of necessary infrastructure, is considered to be consistent with the 'compact city' aim of CDP 2.

CDP5 and SG5 Resource Management

All new build development is required to be supported by a Statement of Energy, in order to ensure that the development is designed to reduce the need for energy and to meet the appropriate sustainability level.

Comment: At the time of submission (August 2018) the Planning Authority were seeking proposals to be supported by a Statement of Energy based on a 'silver active' sustainability level. As of September 2018, the Planning Authority seek the submission of a Statement of Energy to meet 'gold level'. It is considered that based on the submission date for this application, the 'silver active' standard is applicable.

At the time of writing the 'Statement of Energy' was being finalised by the applicant, with the intention of this being submitted prior to the consideration of the application at Committee. Whilst there is an intention by the applicant to submit this during the course of the application, to safeguard the Council's position to assess the statement, a suitable condition has been imposed, which requires this to be submitted prior to the commencement of works. On this basis, the proposed development accords with policies CDP5/SG5.

CDP8 and SG8 Water Environment

All proposals are required to minimise and reduce flood risk and avoid any risk of flooding from any source either within the development site, or outwith the site as a consequence of the development. In addition, proposals for new development should ensure that it does not adversely impact on the water environment and does not increase the probability of flooding elsewhere.

Comment: A Flood Risk Assessment and a Drainage Assessment with SUDS proposals have been submitted. Based on the submitted documents, and subject to condition, it is considered that the proposal would not have an adverse effect on the water environment and would meet the requirements of the policy CDP 8 and supplementary guidance SG 8.

CDP11 and SG11 Sustainable Transport

These provide details about how the City aims to help improve connectivity and promote more sustainable patterns of transport and travel as part of the transition to a low carbon economy. SG 11 includes detailed guidance on vehicle and cycle parking, promoting active travel in new developments, transport assessments and travel plans and guiding developments to locations that are accessible by public transport and active travel.

SG 11 aims to help address air quality issues by, amongst other things: directing major development to locations well served by public transport services and active travel routes; specifying maximum parking standards to dissuade unnecessary car use and promoting development to encourage active travel.

It sets a minimum standard of one allocated car parking space per dwelling for residents plus 0.25 unallocated spaces per dwelling for visitors. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments.

Comment: The parking has been designed to accommodate off street parking, with the inclusion of disabled parking bays for future residents. The proposed layout and the requirement for 32 residential units on the site has resulted in 100% off street parking not being accommodated. It should be noted that an additional 4 spaces have been added to the scheme. Given the parking provision set at 72%, emphasis has to be put on the requirements of the future residents, and evidence that has been submitted by the applicant demonstrate the parking need is not as high as a typical private residential development. The sites location within an area detailed as having high accessibility to public transport also assists in the set parking provision. It should be noted that a S75 legal agreement is proposed to ensure the future tenant of the development, which would therefore justify the proposed parking provision.

CDP 12 and IPG 12 Delivering Development

CDP 12 provides the policy context for developer contributions. IPG 12 sets out an interim approach to open space provision based on policy ENV 2 of City Plan 2. This approach will remain in place until the final SG 6 has been adopted.

The aim of the current guidance is to ensure that new development provides high quality open spaces and public realm that are well-designed, accessible, safe and available for community use. If full requirements cannot be provided on site, which is the preferred option, or where there is an existing surplus of provision in the area, an equivalent financial contribution for the shortfall can be provided for the provision of the facilities off-site or the enhancement and maintenance of existing Council open spaces or public realm areas.

Comment: For new residential development, policy IPG12 seeks forms of open space under the categories of outdoor sport, children's play, amenity space and allotments. Given the nature of the applicant, outdoor sport is not sought as part of the assessment. As stated earlier, the proposal offers a central community garden and two other areas of amenity space, with one defined as an area for raised planters. Based on the future resident's requirements, the applicant has not offered an area for children's play, therefore, is viewed as a shortfall. Given the combined areas for amenity space, given the constraints relative to the site's layout, the proposal has achieved a good standard of communal amenity areas. It should be noted that a S75 legal agreement is proposed to ensure the future tenant of the development, which would therefore justify an area of children's play not being provided in this case.

In such circumstances, the guidance permits an equivalent financial contribution towards provision off-site. In this case, the sum of £9,493 which would be secured by a Section 69 legal agreement between the developer and the Council.

OTHER MATERIAL CONSIDERATIONS

In respect of (2), other material considerations include the views of statutory and other consultees and the contents of the letters of objection. The consultees' views are noted below. Grounds of objection in the letters of objection are summarised, with appropriate comment, as follows:

- Location of bins/screening
Comment: The location of the bin store has been designated at the north west corner of the site and is considered the best location in terms of access for future residents and rolling distances for collection days. The area will be screened of, and a suspensive condition has been added to allow the details of the type of screening to be considered further in relation to its visual appearance.
- Noise from construction
Comment: No issue has been raised in relation to noise levels during construction by Neighbourhoods and Sustainability. As standard practice with these types of applications, an advisory note is attached to the decision notice stating times when it is not advised to carry out construction works.
- Impact on traffic and parking

Comment: The impact on traffic and a new vehicular access has been assessed and is considered not to have a significant impact on local residents. The new access wouldn't raise any issues in terms of road safety and the site has been designed to fully accommodate parking for all residential units, plus an element of visitor parking.

- Privacy

Comment: Privacy standards for existing residents and future residents with the new development has been assessed and is considered not to create any overlooking issues.

- Overshadowing

Comment: Given the proposed layout and positioning of the buildings on the site, it is not considered this would result in an overshadowing issue to surrounding properties.

- Proposal not in context with surrounding buildings

Comment: As discussed within Policy SG 1, Part 2, the built form being introduced at this location would fit in with the surrounding area.

- Noise from 3rd storey

Comment: Noise from the residential properties once the development is completed is not considered to be a material planning consideration.

- Development impact on wildlife

Comment: An Ecological Survey has been carried out on behalf of the applicant which concludes that the site has a low conservation value based on the area the existing buildings occupy on the site.

- Boundary treatments

Comment: The site has an existing timber perimeter fence, and this boundary treatment is to be retained for the new residential development. A condition has been added to allow further review.

Consultation Responses

- LES Environmental Health

Comment: No objection to the proposal, subject to conditions relating to ground contamination, refuse, noise levels and wheel washing from construction.

- LES Cleansing

Comment: No objection. The developer would approach directly to discuss bin requirements and collection.

- Scottish Water

Comment: No objection. Condition has been added to give evidence that technical approval has been sought from Scottish Water.

Conclusion and Recommendation

The layout and design of the new development has been designed in a manner to suit the intended occupiers of the flatted accommodation, which is evident with the inclusion of a central community garden, allotments, low parking provision and no defined area for children's play. To ensure the applicant commits to their intended tenant for the development, it is considered a S75 legal agreement is appropriate in this case. With the applicant committing to this agreement, it would therefore justify the proposed parking provision, absence of children's play on site and the decked area to the rear of the building.

It is considered that the proposed erection of a residential development (32 units) is in accordance with overarching policies CPD 1 The Placemaking Principle and CPD 2 Sustainable Spatial Strategy and relevant supporting policies and supplementary guidance of the adopted Glasgow City Development Plan.

Other material considerations, including the consultation responses and the points raised in the letters of objection, have been considered but do not outweigh the Development Plan.

Accordingly, it is recommended that planning permission is granted, subject to the following conditions and a Section 69 Legal Agreement relating to a developer contribution (IPG12) and a S75 ensuring the future tenant of the development.

CONDITIONS AND REASONS

01. Samples of external materials shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

02. 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.

03. Before any work on the site is begun, the applicant shall provide written confirmation from Scottish Water that they have the Technical Approval.

Reason: In the interests of flood prevention.

04. Before works commence on site, a Statement of Energy shall be submitted to and approved in writing by the planning authority. This shall analyse energy and CO₂ savings that can be achieved by utilising energy efficient design, practice and technologies, and shall demonstrate how the development incorporates low and zero carbon generating technologies to achieve at least 15% cut in CO₂ emissions and "silver active" sustainability level, as per the Building Standards Technical Handbook Section 7: Sustainability. The development will therefore be implemented in accordance with the approved Statement of Energy. 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.

05. Details of boundary treatments for the development shall be submitted for the inspection and written approval of the Planning Authority prior to this aspect of works commencing on site.

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

06. Details showing the final drainage design shall be submitted for the inspection and written approval of the Planning Authority prior to works commencing on site.

Reason: In the interests of flood prevention.

07. A SUDS scheme to be submitted and agreed in accordance with the guidance set out in the Design Guide New Residential Areas

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

08. All design to correspond to Design Guide New Residential Areas.

Reason: In the interests of traffic safety at the locus.

Reason:In the interests of pedestrian safety.

09. A flush delineation heel kerb is required to denote all public/private areas.

Reason:In the interests of traffic safety at the locus.

10. Any access gates and doors shall open inwards and not over adopted footway

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

11. Vehicular access shall be taken via a dropped kerb footway crossings in accordance with Figure 5.8 Design Guide New Residential Areas.

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

12. No parking within a minimum of 5 metres of the entrance/exit to parking court.

Reason:In the interests of pedestrian safety.

Reason:In the interests of traffic safety at the locus.

13. Disabled parking shall be provided at 5% of general provision.

Reason:In the interests of traffic safety at the locus.

14. A dropped kerb and footway construction shall be provided opposite the bin store on Hallrule Drive.

Reason:In the interests of pedestrian safety.

Reason:In the interests of traffic safety at the locus.

15. Cycle parking shall be made in accordance with the requirements of City Development Plan SG11 Sustainable Transport, cycle parking standards: locations; minimum levels; safe, sheltered and secure; and in 'Sheffield' type racks with trip end facilities provided for the use of cyclists.

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

16. All redundant footway crossings shall be removed and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason:In the interests of pedestrian safety.

17. 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.

18. Full details of the amenity areas indicating hard and soft landscaping shall be submitted for the inspection and written approval of the Planning Authority prior to this phase of works being implemented.

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

19. Before any work on the site is begun, a detailed plan which shows the exact location of all existing trees

on the site shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove.

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

20. 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.

21. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and 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 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.

22. 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 road traffic noise.

23. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

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

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 will require to apply for approval under Section 56 of the Roads (Scotland) Act 1984 prior to any works commencing on site.

03. 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.
04. All on street loading and or waiting will comply with existing and /or any future changes to Traffic Regulation Orders.
05. The developer and each prospective resident should be made aware that any potential future residents without an allocated parking space will not be eligible to purchase residents' on-road parking permits if such a scheme is introduced. Prospective tenants should be informed if there is no allocated parking associated with their particular dwelling.
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. 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.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. 17 Aug 2018 Dated 17.08.2018
2. C1827.002 REV A 17 Aug 2018 Dated 17.08.2018
3. C1827.003 17 Aug 2018 Dated 17.08.2018
4. G/SBA/1225 17 Aug 2018 Dated 17.08.2018
5. L(20)001 17 Aug 2018 Dated 17.08.2018
6. L(20)100 REV A 17 Aug 2018 Dated 17.08.2018
7. L(20)102 REV A 17 Aug 2018 Dated 17.08.2018
8. L(20)104 REV A 17 Aug 2018 Dated 17.08.2018
9. L(20)106 REV A 17 Aug 2018 Dated 17.08.2018
10. L(20)108 REV A 17 Aug 2018 Dated 17.08.2018
11. L(20)110 REV A 17 Aug 2018 Dated 17.08.2018
12. L(20)112 REV A 17 Aug 2018 Dated 17.08.2018
13. L(20)114 REV A 17 Aug 2018 Dated 17.08.2018
14. L(20)116 REV A 17 Aug 2018 Dated 17.08.2018
15. L(20)200 REV A 17 Aug 2018 Dated 17.08.2018
16. L(20)202 REV A 17 Aug 2018 Dated 17.08.2018
17. L(20)204 REV A 17 Aug 2018 Dated 17.08.2018
18. L(20)206 17 Aug 2018 Dated 17.08.2018
19. L(20)208 REV A 17 Aug 2018 Dated 17.08.2018
20. L(20)210 17 Aug 2018 Dated 17.08.2018
21. L(20)212 REV A 17 Aug 2018 Dated 17.08.2018
22. L(20)214 17 Aug 2018 Dated 17.08.2018

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

for Executive Director of Development and Regeneration Services

DC/ DDR/
07/06/2019

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Glasgow City Council
Development and Regeneration
231 George Street
Glasgow G1 1RX
Executive Director: Richard Brown

Reference No: 18/02452/FUL

Address:
14 Hallrule Drive

Scale: 1:1,250

Indicative Site Location

Ward: 04



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Location of Site (for details refer to Report)