



Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

10th September 2024

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Padrino Design
Dominic Notarangelo
The Wright Business Centre
1 Lonmay Road
Glasgow
G33 4EL

Our ref: DECISION
GCC Application Ref: **23/02002/FUL**

19 January 2024

Dear Sir/Madam

SITE: Site At Springburn Road/ Auchentoshan Terrace Glasgow

PROPOSAL: Erection of public house (Sui Generis) with office accommodation (Class 4)
and associated works

I am obliged to inform you that a decision to refuse your application, **23/02002/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Lorna Bonnes** on direct phone , or email lorna.bonnes@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 23/02002/FUL

Erection of public house (Sui Generis) with office accommodation (Class 4) and associated works

AT

Site At Springburn Road/ Auchentoshan Terrace Glasgow

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposal was contrary to CDP1 and SG1 of the Glasgow City Development Plan and policy 14 and 27 of NPF4 in that the proposed development, by virtue of its scale, massing, design and materials, does not comply with the key placemaking principles set out in CDP1 and SG1 and would represent an incongruous development. In particular:
 - The building form (external) is dictated by the programming of the inside of the building rather than responding to the place/local context and results in many corners and complex massing.
 - The building is visually confusing and looks like an upscaled domestic development with extensions rather than an intended design for a commercial or community function.
 - The roofline of the building is complex and confusing.
 - Access to the building is complicated with a number of accesses shown on the west, north and east elevations.
 - The entrance tower does not give the detail presence and identity required and adds another volume element to the design.
 - The facades on each elevation appear complicated with multiple roof lines and forms related to the complex massing with setbacks.
 - Due to a lack of information, there are no details on the rear boundary treatment.
 - Due to lack of a landscape plan, it is unknown the impact the proposal may have on the existing trees on the site, how any mitigation measures would be installed and there is no information on proposed soft and hard landscaping.
 - Due to lack of information, it is unclear how the proposed uses of the building will interact with each other, if any consideration has been given to either use adversely impacting on the other and any mitigation measures proposed.

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

03. The proposal is contrary to CDP4 and SG4 and Policy 27 of NPF 4 in that the applicant has failed to provide justification/evidence that demonstrates that the proposal cannot be accommodated in other town centre locations and due to lack of information, the applicant has failed to provide information on proposed cooking and ventilation methods.
04. The proposal is contrary to CDP5 and SG5 of the Glasgow City Development Plan and policies 1 and 2 of NPF4 in that the proposed development, due to lack of information submitted, does not demonstrate how the proposed development complies with requirements within Policy CDP5 and SG5.
05. The proposal is contrary to CDP7 and SG7 of the Glasgow City Development Plan and Policy 3 of NPF4 in that the proposed development due to lack of information submitted, does not demonstrate how the proposed development will potentially impact on protected species that could exist in the area, how it will impact on other biodiversity found on site, any mitigation measure to reduce these impacts and how these will be implemented.
06. The proposal is contrary to CDP8 and SG8 of the Glasgow City Development Plan in that the applicant has failed to provide a Flood Risk Assessment and has therefore, failed to demonstrate how flood risk will be managed and mitigated. Furthermore, the applicant has provided no evidence of consultation with Scottish Water to accept surface water into the combined sewer and therefore, an adequate drainage strategy has not been proposed.
07. The proposal is contrary to CDP11 and SG11 of the Glasgow City Development Plan and Policy 13 of NPF 4 in that the proposed development does not provide a sufficient level of car parking for the proposed use of the building, and does not provide the minimum standard of cycle parking for the proposed use of the building. The development is thus likely to result in problems of overspill parking at the locus, and will fail to adequately encourage journeys by cycling.

Drawings

The development has been refused in relation to the following drawing(s)

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|----------|--|-------------------------|
| 1. 23/01 | LOCATION PLAN SHOWING WIDER AREA | Received 11 August 2023 |
| 2. 23/03 | SITE PLAN AS PROPOSED | Received 11 August 2023 |
| 3. 23/04 | GROUND AND FIRST FLOOR PLANS AS PROPOSED | Received 11 August 2023 |
| 4. 23/05 | SECOND FLOOR AND ROOF PLANS AS PROPOSED | Received 11 August 2023 |
| 5. 23/06 | PROPOSED ELEVATIONS | Received 11 August 2023 |
| 6. 23/07 | PROPOSED ELEVATIONS | Received 11 August 2023 |

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



Dated: 19th January 2024

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.