

Request for Planning Local Review

126 Byres Road (Ward 11) - 24/00024/LOCAL – Use of retail unit (Class 1A) as restaurant (Class 3) with erection of flue to rear.

COPIES OF THE FOLLOWING DOCUMENTS ARE ATTACHED:-

- 1 Report by Executive Director of Neighbourhoods, Regeneration and Sustainability.
- 2 Photographs by Planning Advisor x 6.
- 3 Report of Handling.
- 4 Planning Decision Notice of 15th January 2024 – 23/02657/FUL.
- 5 Planning Application and Supporting Documents:
(List of relevant documents attached as Appendix 1)

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S3C3RGEXKLN00&documentOrdering.orderBy=date&documentOrdering.orderDirection=ascending>

- 6 Representation:-

(a) Mrs M Ibrahim.

- 7 Notice of Review and Supporting Documents –
(List of relevant documents attached as Appendix 1)

<https://publicaccess.glasgow.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=S9IJLJEX0GS00>

- 8 Relevant Policies from the Statutory Development Plan:

Relevant NPF4 Policies

<https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf>

Policy 12: Zero waste; Pages 55 - 56

Policy 13: Sustainable transport; Pages 57 - 58

Policy 27: City, town, local and commercial centres; Pages 81 - 83

Relevant Development Plan Policies

CDP1: The Placemaking Principle

CDP4: Network of Centres

CDP11: Sustainable Transport

Relevant Supplementary Guidance

SG1: The Placemaking Principle (Part 2)

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36871&p=0>

Pages: 44; 71

SG4: Network of Centres

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36886&p=0>

Pages: 21 – 23; 30 – 33

SG11: Sustainable Transport

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36522&p=0>

Pages: 14 – 15; 17 (Table 2.4); 34 – 35 (Table 3.4)

- 9 Draft conditions if Committee are minded to grant.

Copyright

Plans, drawings and material submitted to the council are protected by the Copyright Acts (section 47, 1988 Act). You may only use material which is downloaded and/or printed for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner.

24/00024/LOCAL – 126 Byres Road - List of Documents and Drawings

Planning Application Documents:

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S3C3RGEXKLN00&documentOrdering.orderBy=date&documentOrdering.orderDirection=ascending>

Notification List – Neighbours published 13 November 2023

Planning Application Drawings:

1. 4005(P) - 03C LOCATION AND BLOCK PLAN (WASTE LOCATION); Received 30 October 2023
2. 4005P - 01 EXISTING REAR ELEVATION; Received 30 October 2023
3. 4005P - 02 PROPOSED REAR ELEVATION; Received 30 October 2023

Review Documents:

All relevant documents included in papers.