



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

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ITEM 1

14th May 2024

22/00009/LOCAL – Belvidere Bowling Club, 23 Silverdale Street: Erection of residential development of 24 no. flatted units with associated car parking and landscaping.

Purpose of Report:

To advise Committee of a request from the applicant for a change to the type of legal agreement. The application was granted subject to conditions on 27 February 2024.

Recommendations:

It is recommended that Committee consider the request set out below.

Ward No(s): 9

Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

1 ITEM FOR LOCAL REVIEW COMMITTEE OF 16 APRIL 2024

1.1 At the Local Review Committee (LRC) meeting of 6 December 2022, the LRC requested further information to allow them to consider a review for the erection of a residential development of 24 no. flatted units with associated car parking and landscaping at Belvidere Bowling Club, 23 Silverdale Street, Glasgow (reference 22/00009/LOCAL).

1.2 Committee requested:

1. Confirmation that funding for the proposal of an affordable housing development is in place
2. Confirmation of site ownership;
3. An ecological study undertaken by a suitably qualified/experienced licensed ecologist encompassing the bowling green, plus any buildings and surrounding habitat up to 100m from the site boundary, particularly for any signs of use by roosting bats. The study shall be prepared in accordance with Glasgow City Development Plan, Supplementary Guidance 7 'Natural Environment', and adopt the methodology set out in the Chartered Institute of Ecology and Environmental Management (CIEEM) document 'Guidelines for Preliminary Ecological Appraisal (2nd edition), December 2017';
4. Details of the screening materials proposed for refuse and recycling storage areas;
5. A scheme of landscaping, include hard and soft landscaping works, boundary treatment(s), details of existing and proposed trees (location, those to be retained and removed, species, height, canopy spread, base level, and condition, root protection methods) and other features which are to be retained. It should include a programme for the implementation/phasing of the landscaping in relation to the construction of the development, and a maintenance schedule for the landscaping scheme which details the maintenance of each component of the scheme, the number of maintenance operations per month, and details of the responsibilities of relevant parties;
6. Confirmation that photovoltaic panels, as indicated in the Statement on Energy, will be included in the proposal, and provide elevation drawings to scale indicating their position on the roof. In addition, confirmation of the method of heating;
7. An indication of the proposed number of cycle parking spaces to be provided;
8. With regard to drainage arrangements:
 - evidence of consultation and approval in principle from Scottish Water for the discharge of surface water to their sewers, and that there is capacity in the sewer network to accommodate these flows;
 - evidence of appropriate Professional Liability insurance with regard to the submitted Flood Risk Assessment;
 - justification why above ground structures are not feasible;
 - clarification whether the proposals for ground level raising will impede a flood flow route across the site, or not;

- Supporting calculations indicating how the attenuation measures have been sized and how the proposed discharge rate has been derived; and
- Indication that the provision of a safe and flood free route during the relevant flood probability event that enables the free movement of people of all abilities (on foot or with assistance) both to and from a secure place that is connected to ground above the design flood level and/or wider area.

1.3 This information was provided and Committee considered the review at the meeting on 27 February 2024, deciding to grant the application subject to conditions and the conclusion of a Section 75 legal agreement for financial compensation of £150,000 for the loss of open space as set out in IPG6: Green Belt and Green Network, as well as a further £13,040 equivalent financial contribution for open space required by IPG12: Delivering Development, that cannot be provided within the site.

1.4 The applicant has requested that the legal agreement be changed from a Section 75 agreement to a Section 69 agreement to allow for payment in full before work on site begins.

2 Policy and Resource Implications

Resource Implications:

Financial: None

Legal: None

Personnel: None

Procurement: None

Council Strategic Plan: Specify which theme(s) and outcome(s) the proposal supports

Equality and Socio-Economic Impacts: N/A

Does the proposal support the Council's Equality Outcomes 2017-21 N/A

What are the potential equality impacts as a result of this report? (no significant impact, positive impact or negative impact)
N/A

Please highlight if the policy/proposal will help address socio economic disadvantage.

N/A

Sustainability Impacts:

Environmental:

N/A

Social, including opportunities under Article 20 of the European Public Procurement Directive

N/A

Economic: N/A

Privacy and Data Protection impacts:

N/A

3 Recommendations

- 3.1 It is recommended that Committee consider the request to change the legal agreement from a Section 75 agreement to a Section 69 agreement.