

14th May 2024

**From:** [Planning Enquiry \(DRS\)](#)  
**To:** [Margaret Ibrahim](#); [admin@glasgowwestha.co.uk](mailto:admin@glasgowwestha.co.uk)  
**Cc:** [Planning Representations \(DRS\)](#)  
**Subject:** RE: URGENT ATTENTION NEEDED PLANNING APPLICATION 124-126 BYRES ROAD (THE DRG) (OFFICIAL)  
**Date:** 13 November 2023 12:09:40

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## OFFICIAL

Hello Mrs Ibrahim

I hope you are well. I understand you have received notification of planning application 23/02657/FUL Use of retail unit (Class 1A) as restaurant (Class 3) with erection of flue to rear- 126 Byres Road. I note your concerns below. I have copied in our Planning Representation team who will formally register your comments in objection to the proposed development

Hello Tim – if you also wish to submit comments as owner of the building please email the Planning Representation team direct

Thank you

Suzanne  
For Planning Enquiries

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**From:** Margaret Ibrahim <magsibrahim198@hotmail.co.uk>  
**Sent:** 10 November 2023 08:56  
**To:** [admin@glasgowwestha.co.uk](mailto:admin@glasgowwestha.co.uk)  
**Cc:** Planning Enquiry (DRS) <[planningenquiry@glasgow.gov.uk](mailto:planningenquiry@glasgow.gov.uk)>  
**Subject:** Fwd: URGENT ATTENTION NEEDED PLANNING APPLICATION 124-126 BYRES ROAD (THE DRG)

To Whom It May Concern at Glasgow West Housing Association  
(Tim O'Rourke)

Dear Tim

Please find below response from the Planning Dept at Glasgow City Council regarding the Planning Application by the DRG Group property at 124-126 Byres Road, Glasgow G12.

I appreciate your support in this matter.

Kind regards  
Mrs M Ibrahim  
Tenant at 128 Byres Rd, Flat 1/1

Sent from my iPhone

Dear Sir/Madam

I just received the attached notice in the mail and wish to voice my concerns.

This is the first notice I have received about any proposed change of use and new tenant going into the property at 124-126 Byres Road.

I live in the flat directly above and covering these premises on 128 Byres Road, Flat 1/1, and I am

extremely concerned about the noise levels that will be generated from the proposed restaurant/bar. Noise from loud music and customers frequenting the place when inside the restaurant and when outside on street level. My flat would need full sound proofing to be covered by the owners (The DRG) of this business should the planning consent be granted and the change of use to a restaurant/bar. Sound proofing at present is non-existent in my flat and I am an old age pensioner with health disabilities and need to be able to sleep and rest.

I am also concerned about smells coming up to my flat from the premises, this happened before when previous owners were cooking and the smell permeated my whole flat. My flat is very large, 3 bedrooms, lounge, kitchen, bathroom, with a lot of floor space. My flat basically covers the whole premises at 124-126 Byres Road.

Previous owners put 2 fans at the back of the building just below my kitchen window, and I could not sleep at night due to the noise from these fans - the noise could be heard from all rooms at the back of the flat and this noise is unacceptable to me and would subject me to declining health due to poor or no sleep. The noise of the fans going on and off disrupted my sleep all night, therefore, my sleep quality was very poor and I was developing insomnia as a result.

My concerns need to be addressed and action taken and assurances given to me to alleviate the problems I have outlined above before any planning consent can be given for planning permission and/or change of use.

My flat, and all the flats between 140 Byres Rd to 96 Byres Road (the whole block) is owned by Glasgow West Housing Association, 5 Royal Crescent, Glasgow G3 7SL (0141 331 6650).

I look forward to hearing from you very soon.

Kind regards  
Mrs M Ibrahim  
Flat 1/1  
128 Byres Road  
Glasgow  
G12 8TD

To

Name (if known)

Daniel / Douglas

Address

FLAT 1/1 126 BYRES RD  
GLASGOW G12 8TB

CERTIFICATE AND NOTICE UNDER REGULATION 15 - TOWN AND COUNTRY PLANNING (DEVELOPMENT  
MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013  
Notice under regulation 15(1) of application for planning permission for service on owners and tenants of agricultural land

Proposed development at [Note 1]

124 - 126 Byres Road Glasgow G12 8TB

**TAKE NOTICE**

That application is being made to the

[Note 2]

Glasgow City Council

by

[Note 3]

The DRG

For planning permission to

[Note 4]

Proposed change of use from retail (Class 1A: shops and financial, professional, and other services) to  
a restaurant (Class 3: food and drink)

2. If you wish to obtain further information on the application or to make representations about the application, you should contact the  
council at

[Note 5]

Planning Services, 231 George Street, GLASGOW, G1 1RX

(The grant of planning permission does not affect owner's rights to retain or dispose of their property unless there is some provision to  
the contrary in an agreement or lease.)

Signed

Teri Porter

On behalf of \*

The DRG

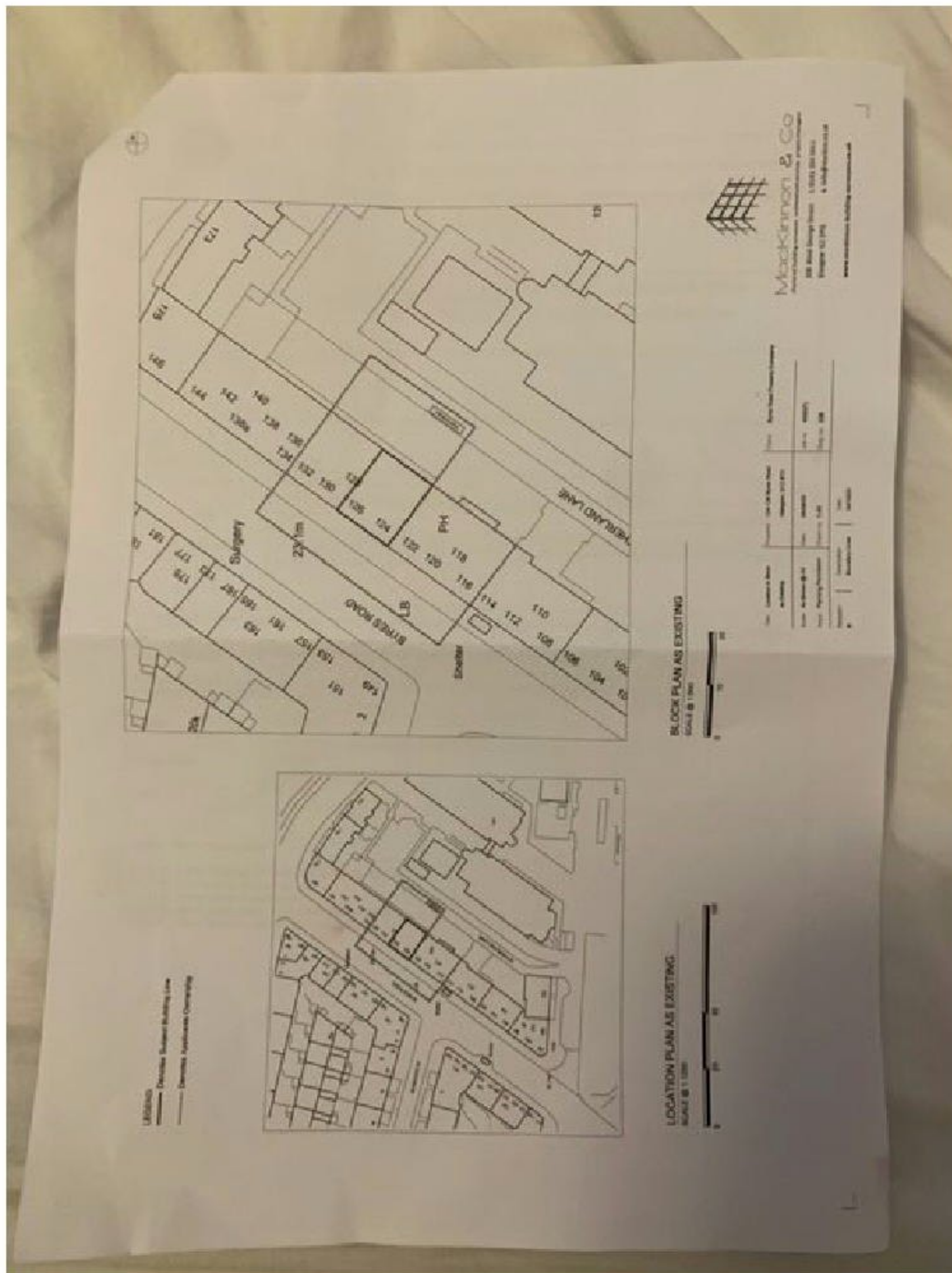
Date

06/11/23

\* delete where inappropriate

- [Note 1] Insert address of location of proposed development  
[Note 2] Insert name of Council  
[Note 3] Insert name of applicant  
[Note 4] Insert description of proposed development  
[Note 5] Insert address of Council





Sent from my iPhone

OFFICIAL