



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100661275-006

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	ROSS WOODS ARCHITECTS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	DEAN	Building Name:	
Last Name: *	ROSS	Building Number:	54
Telephone Number: *		Address 1 (Street): *	BERKELEY STREET
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	GLASGOW
Fax Number:		Country: *	LANARKSHIRE
		Postcode: *	G3 7DS
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="SCOTT"/>	Building Number: <input type="text" value="5"/>
Last Name: *	<input type="text" value="ARFIELD"/>	Address 1 (Street): * <input type="text" value="KINGSBOROUGH GARDENS"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="GLASGOW"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="G12 1NH"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="148 COPLAND ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G51 2UB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="664738"/>	Easting	<input type="text" value="255818"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

PROPOSED CHANGE OF USE TO PUBLIC BAR WITH NO COOKING FACILITIES.

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☒ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We are seeking a review because 1. we believe the proposal is acceptable in the terms of Development plan policy 2. the proposal will be in accordance with the character and setting of the surrounding residential development neighbouring the site, 3. the proposal will improve the amenity of the subject site and be in keeping with the surrounding land uses in the area, 4. noise impacts can be satisfactorily addressed, and 5. refuse may be stored off site.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Discussions with Rangers Football Club only stated recently.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Documents to follow.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/00456/FUL

What date was the application submitted to the planning authority? *

17/05/2023

What date was the decision issued by the planning authority? *

18/04/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

FOR FULL CLARITY.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

FOR FULL CLARITY.

Please select a further procedure *

Further written submissions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

FOR FULL CLARITY.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr DEAN ROSS

Declaration Date: 17/07/2024

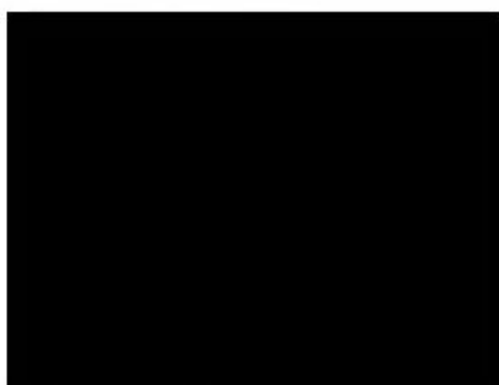
APPEAL STATEMENT 04 SEPTEMBER 2024
LOCAL REVIEW COMMITTEE
24/00103/LOCAL

In supplement to our previous Planning Statement by *Felsham Planning and Development* dated January 2024 and the Noise Report by *Airshed* dated 9th January 2024 (both attached) we would like to submit the following Appeal Statement and amended drawings.

1. There is an Economic Case for the new proposal. The existing premises has been vacant for over two years and requires major upgrade and repair. This will be dealt with and maintained through the new proposal. As well as the building fabric being upgraded and maintained the proposed investment will support the creation of new employment opportunities within the local area. This will be through the refit and refurbishment programme and full time and part-time staff will be engaged to operate and maintain the facility.
2. The new proposal will assist in the management of football fans on match days at Ibrox Stadium. Though a relatively small premises (occupational capacity of 90) it will contribute as a mini 'fan zone' taking people off the street into a well-managed area, reducing pedestrian street traffic and noise.
3. The proposed Bar will have limited operational days i.e. not open 7 days a week. These would be restricted to match days and selected special ticketed events (number to be agreed). We are happy for this to be conditioned by the Planning Department and written into the Licence Agreement.
4. Our amended Waste Management Scheme will be handled within the property (see attached drawings P002 rC and P003 rC). This will include compacting all waste prior to recycling which reduces space requirements by around 80%, collections for recycling and refuse disposal via a private licenced carrier with regular uplifts and all bottles being returned / recycled one for one when new stock arrives. We will be happy to provide a full and detailed Waste Management Plan by the of a Condition of Planning.

I trust the enclosed is of assistance but if any further information or clarification is required, please contact me directly. I would also happily liaise for the arranging of any required visits to the site.

Your Faithfully,



Dean J. Ross ARIAS RIBA AAPS
PARTNER

