



Item 4

26th November

**Neighbourhoods, Regeneration  
and Sustainability**  
Glasgow City Council  
Exchange House  
231 George Street  
Glasgow, G1 1RX  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

**Executive Director**  
George Gillespie  
BEng (Hons) CEng MICE

David Jarvie  
27 Aytoun Road  
Glasgow  
G41 5HW

Our ref: DECISION  
GCC Application Ref: **24/00086/FUL**

2 July 2024

Dear Sir/Madam

**SITE:** 120 Woodville Street Glasgow

**PROPOSAL:** Use of land for siting of shipping containers and erection of boundary fence and gate

I am obliged to inform you that a decision to refuse your application, **24/00086/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 **Eileen Dudziak** on direct phone **0141 287 6094**, or email **[eileen.dudziak@glasgow.gov.uk](mailto:eileen.dudziak@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 24/00086/FUL

**Use of land for siting of shipping containers and erection of boundary fence and gate**

AT

**120 Woodville Street 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 development proposal is contrary to Policy 1. Tackling the climate and nature crises, Policy 2: Climate mitigation and adaptation, Policy 3: Biodiversity, Policy 6: Forestry, woodland and trees, Policy 9: Brownfield, vacant and derelict land and empty buildings, Policy 14 Design, quality and place, Policy 20: Blue and green infrastructure and Policy 22: Flood risk and water management of the National Planning Framework 4 and CDP 1/SG 1- Placemaking: The Placemaking Principle, CDP 1/SG 1- Placemaking, CDP 2 - Sustainable Spatial Strategy, CDP 6 & IPG 6 - Green Belt & Green Network, CDP 7 & SG 7 - Natural Environment, CDP 8 & SG 8 - Water Environment and CDP 11 & SG 11 - Sustainable Transport of the City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to NPF 4, Policy 1: Tackling the climate and nature crises due to the introduction of hardstanding across the entire site, removal of all soft landscaping and failure of the proposal to consider or mitigate against the impact of this.
04. The proposal is contrary to NPF 4, Policy 2: Climate mitigation and adaptation due to the removal of all soft landscaping and the introduction of an impermeable surface across the entire site. The proposal has not been designed to minimise lifecycle greenhouse gas emissions as far as possible, nor has it been designed to adapt to current and future risks from climate change.

05. The proposal is contrary to NPF 4, Policy 3: Biodiversity and CDP 6/IPG 6 - Green Belt & Green Network of the City Development Plan, given the intention to remove all soft landscaping and trees on site and as a consequence of the proposals failure to include any enhancement to biodiversity or to consider protected species that may be present on site.
06. The proposal is contrary to NPF 4, Policy 6: Forestry, woodland and trees and CDP 7/SG 7 of the Glasgow City Development Plan in that the applicant has failed to demonstrate that existing trees would be protected in relation to design, demolition and construction.
07. The proposal is contrary to NPF 4, Policy 9. Brownfield, vacant and derelict land and empty buildings as the proposal has failed to consider sustainability and bio-diversity as part of the sites re-development to the detriment of this site and wider locale.
08. The proposal is contrary to NPF 4, policy 14: Design, Quality & Place of National Planning Framework 4 and CDP 1 of the City Development Plan in that the proposed development has not been designed to improve the quality of the area. The proposal will remove valuable greenery from the site and introduce a feature that does not complement nor enhance the site to the detriment of visual and residential amenity and the character of the street scene. Furthermore, the proposed development has been poorly designed, will be detrimental to the amenity of the area and is inconsistent with the six qualities of successful places due to its siting, built form and design.
09. The proposal is contrary to NPF 4, Policy 20: Blue and green infrastructure due to the proposals failure to protect and enhance blue and green infrastructure to the detriment of this site and wider locale.
10. The proposal is contrary to NPF 4, Policy 22: Flood risk and water management and CDP 8/SG 8 - Water Environment of the City Development Plan due to the applicant's failure to consider and to include measures to strengthen the proposal's resilience to flooding.
11. The proposal is contrary to CDP 7/SG 7 - Natural Environment of the City Development Plan as it has failed to protect existing wildlife and bio-diversity or consider enhancements to this in the design of the proposal.
12. The proposal is contrary to CDP 11 & SG 11 - Sustainable Transport of the Glasgow City Development Plan due to the proposals failure to demonstrate adequate visibility for both vehicular traffic and pedestrians to the potential detriment of safety.

## Drawings

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

1. A LOCATION PLAN Received 15 January 2024
2. 31161/2A PROPOSED SITE PLAN Received 15 January 2024
3. 31161/3 SHIPPING CONTAINER PLANS AND ELEVATIONS Received 15 January 2024

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



**Dated: 2nd July 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.