

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename		Forename	
Surname		Surname	
Company Name	Surplus Property Solutions	Company Name	Iceni Projects Ltd
Building No./Name	1/1 15	Building No./Name	177
Address Line 1	North Claremont Street	Address Line 1	West George Street
Address Line 2		Address Line 2	
Town/City	Glasgow	Town/City	Glasgow
Postcode	G3 7NR	Postcode	G2 2LB
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Postal Address or Location of Proposed Development (please include postcode)			
Site 2E Pacific Quay, Glasgow			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission		☐	
Planning Permission in Principle		☒	
Further Application*		☐	
Application for Approval of Matters Specified in Conditions*		☐	
Application for Mineral Works**		☐	
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:		Date:	
**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.			

5. Description of the Proposal

Please describe the proposal including any change of use:

Creation of mixed-use development to include business, residential, retail and café/restaurant uses with associated access, car parking, landscaping and other works

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☒ No ☐

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☒ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☒

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

Pre-application discussions have been undertaken with David Russell and Forbes Barron within the Council's planning department.

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

8. Existing Use

Please describe the current or most recent use:

Long-term vacant and derelict land

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes ☒ No ☐

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network ☒
No, proposing to make private drainage arrangements ☐
Not applicable – only arrangement for water supply required ☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway ☐
Discharge to watercourse(s) (including partial soakaway) ☐
Discharge to coastal waters ☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?
Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed) ☐
Other private drainage arrangement (such as a chemical toilets or composting toilets) ☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes ☒ No ☐

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site?

Yes ☒ No ☐

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☐ No ☒

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

The application is for planning permission in principle. Suitable arrangements can be delivered on site.

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☐ No ☐

If yes how many units do you propose in total?

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☒ No ☐

If yes, please provide details below:

Use type:

Business, retail, cafe/restaurant, residential

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

4972 (indicative figure)

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☒ No ☐ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☒ No ☐ N/A ☐

Signature:



Name:

Pamela Turner

Date:

03.03.2020

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997

Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☐
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☐

Signed:

On behalf of:

Date:

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than the applicant who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☒

Name	Address	Date of Service of Notice
SCOTTISH ENTERPRISE	50 WATERLOO STREET, GLASGOW, G2 6HQ	3.3.2020
CALA HOMES (WEST) LTD	CAIRNLEE HOUSE, CALLENDAR BUSINESS PARK, FALKIRK, FK1 1XE	3.3.2020
VILLAGE HOTEL CLUB GLASGOW	7 FESTIVAL GATE, PACIFIC QUAY, GLASGOW, G5 1 1DB	3.3.2020

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☒

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

Signed:

[Redacted Signature]

On behalf of:

Surplus Property Solutions

Date:

03.03.2020

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ been unable to do so.

Steps taken:

--

Signed:

--

On behalf of:

--

Date:

--

CERTIFICATE D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

--

On behalf of:

--

Date:

--

CERTIFICATE E

Certificate E is required where the applicant is the sole owner of all the land and the land to which the application relates is agricultural land and there are or are not agricultural tenants.

I hereby certify that -

(1) No person other than **myself** was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application. ☐

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants. ☐

or

(1) No person other than **myself** was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application. ☐

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants. These people are: ☐

Name	Address	Date of Service of Notice

(3) **I have** taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and **have** been unable to do so. ☐

Steps taken:

--

Signed:

--

On behalf of:

--

Date:

--

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

NOTICE TO OWNERS AND AGRICULTURAL TENANTS

Town and Country Planning (Scotland) Act 1997
Regulation 15 (1) of the Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013

Name [Note 1]	
Address	

Proposed development at [Note 2]	

Notice is hereby given that an application is being made to

[Note 3]		Council by	
----------	--	------------	--

For planning permission to [Note 4]

--

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]

--

(The grant of planning permission does not affect owners' rights to retain and dispose of their property unless there is some provision to the contrary in an agreement or lease. The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure.)

Signed	
On behalf of	
Date	

*Delete where appropriate

[Note 1] – Insert name and address of owner or agricultural tenants

[Note 2] – Insert address or location of proposed development.

[Note 3] – Insert name of planning authority.

[Note 4] – Insert description of proposed development.

[Note 5] - Insert planning authority address.

NOTICE TO OWNERS AND AGRICULTURAL TENANTS

The Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulation 15)

NOTES FOR GUIDANCE

Before applying for planning permission or planning permission in principle under regulations 9 to 11, applicants should notify all persons who (other than themselves), were the owners of any of the land to which the application relates, or were agricultural tenants at the beginning of the prescribed period (in effect 21 days ending with the date on which the application was submitted).

Notices to owners and agricultural tenants should be in the form set out in schedule 1 of the regulations and must include:

1. The name of the applicant
2. The address or location of the proposed development
3. A description of the proposed development and
4. The name and address of the planning authority who will determine the application.

The grant of planning permission will not affect the rights of an owner, or tenant under a lease which has at least 7 years to run, to dispose of the consented property unless there is express provision in the lease/Agreement.

Applications for the working and winning of underground minerals

The notification of site owners and agricultural tenants regarding applications for the working and winning of underground minerals may be both onerous and complex. In addition to those owners and agricultural tenants with rights in relation to the relevant surface land, there may be other people with ownership rights to minerals, other than those vested in the Crown (oil, gas, coal, gold and silver), who may be difficult to identify and notify.

For the purposes of these applications, regulation 15(4) amends the requirement to notify owners to relate to those who "to the applicant's knowledge" are owners

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

7. Appendix C

Assessment Compliance Certificate

I certify that all reasonable skill, care and attention to be expected of a qualified and experienced professional in this field has been exercised in carrying out the attached **Flood Risk Assessment** / **Drainage Impact Assessment*** (delete if applicable). The report/s have been prepared for the below named development in accordance with the reporting requirements issued by Glasgow City Council

Name of Development	KC1825 - Proposed Development at Riverside, Pacific Quay, Glasgow
Address of Development	Pacific Quay, Glasgow
Name of Developer	Surplus Property Investments Limited
Planning Application No.	00226274-001 (E-planning)
Name and Address of Organisation preparing this assessment	Kaya Consulting Limited Stanhope House 12 Stanhope Place Edinburgh EH12 5HH
Signed	
Name	Yusuf Kaya
Position Held	Managing Director
Engineering Qualification of person responsible for checking this assessment	BSc, PHD, CEng, MICE
Date	13th February 2020

Note: 1 – C.Eng from an appropriate Chartered Engineering Institution.

Note: This certificate needs to be read with reference to the Kaya Consulting Limited Flood Risk Assessment undertaken for this site that provides details and limitations of the assessment undertaken.

8. Appendix D

Independent Check Certificate

I certify that all reasonable skill, care and attention to be expected of a qualified and experienced professional in this field has been exercised in checking the attached Flood Risk Assessment / ~~Drainage Impact Assessment~~* (delete if applicable) for the below named development.

Name of Development	<u>DEVELOPMENT AT</u> <u>RIVERSIDE NEAR PACIFIC QUAY</u>
Address of Development	<u>PACIFIC QUAY</u> <u>GLASGOW</u>
Name of Developer	<u>SARPLUS PROPERTY</u> <u>INVESTMENTS LIMITED</u>
Name and Address of Organisation providing check	<u>CATCHMENT CONSULTING</u> <u>2FL, 20 CANARY WHARF ST (1)</u> <u>BRISTOL, BS1 4BD</u>
Signed	
Name	<u>LINDA E HEMSLEY</u>
Position Held	<u>INDEPENDENT CONSULTANT</u>
Engineering Qualification of person responsible for checking this Assessment	<u>BEng(Hons) MSc CEng</u> <u>CEN C.WAM MCINEM (2)</u>
Date	<u>13/02/20</u>

Note: 1 - Organisation to be totally independent of original designer/design organisation.
2 - C.Eng from an appropriate Chartered Engineering Institution.



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Glasgow City Council
Planning & Building Standards
231 George Street
Glasgow
G1 1RX

24th February 2020

PT
VIA EPLANNING

Dear Sir/Madam,

**APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE
SITE 2E PACIFIC QUAY, GLASGOW
EPLANNING REFERENCE: 100226274-001**

On behalf of our client, Surplus Property Solutions, we have submitted an application for planning permission in principle for the creation of a mixed-use development with associated access, car parking, landscaping and other works.

The following suite of documents have been uploaded to ePlanning and form the application submission:

- Duly completed application form and ownership certificate;
- Location Plan;
- Conceptual Development Brochure (for information purposes only);
- Planning Statement;
- Statement on Energy;
- Flood Risk Assessment;
- Letter from Savills providing commentary on marketing and office demand (retained selling agent); and
- Letter from Scottish Enterprise.

I look forward to receiving confirmation that this application has been validated. Should there be any issues in the meantime, please contact me on 0141 406 9888 or pturner@iceniprojects.com.

Yours sincerely,

Pamela Turner
ASSOCIATE



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Revision
P1
P2

Date
5 February 2020
27 February 2020

Author
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Checked
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Development Team

Key Personnel

Developer

Surplus Property Solutions
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Email: f.colhoun@surpluspropertyolutions.com

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Director
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G2 2ND

Contact

Chris Malcolm
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Building Services Engineer

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G2 5QY

Contact

Telephone: 0141 221 0276
Email: enquiries@ru-llp.com

Retail Consultant

Ewan MacKay
234 West George Street
Glasgow
G2 4QF

Contact

Ewan MacKay
Telephone: 0141 226 1662
Email: ewan@ewanmackay.com

Accountant

Mazars LLP
100 Queen Street
Glasgow
G1 3DN

Contact

Ross MacKenzie
Partner
Telephone: 0141 225 4904

Introduction

This conceptual development brochure has been produced to support the Planning Permission in Principle Application for a proposed mixed use development at Pacific Quay – comprising of residential, commercial and retail units. The primary aim of the PPP is to obtain consent for the proposed land use.

Since the application is for Planning Permission in Principle, it does not require any details in terms of layout, design or materials. Therefore, this brochure is supplementary information which shows an overall concept vision for the future development of the site. Whilst the design is indicative at this stage, it aims to demonstrate that a high quality scheme can be delivered which addresses city policies.



Enterprise Areas

Creative Clyde

Life Sciences Enterprise Area

Irvine, North Ayrshire

Forres Enterprise Park, Highlands

BioQuarter, Edinburgh

Inverness Campus, Highlands

BioCampus, Midlothian

BioCity, North Lanarkshire

Low Carbon / Renewables North Enterprise Area

Nigg, Highlands

Hatston, Orkney

Scrabster, Highlands

Arnish, Western Isles

Lyness, Orkney

Low Carbon / Renewables East Enterprise Area

Dundee Port, Dundee

Dundee Claverhouse, Dundee

Leith Port, Edinburgh

General Manufacturing / Growth Sectors Enterprise Area

Creative Clyde, Glasgow
Creative Industries

Prestwick, South Ayrshire
Aerospace

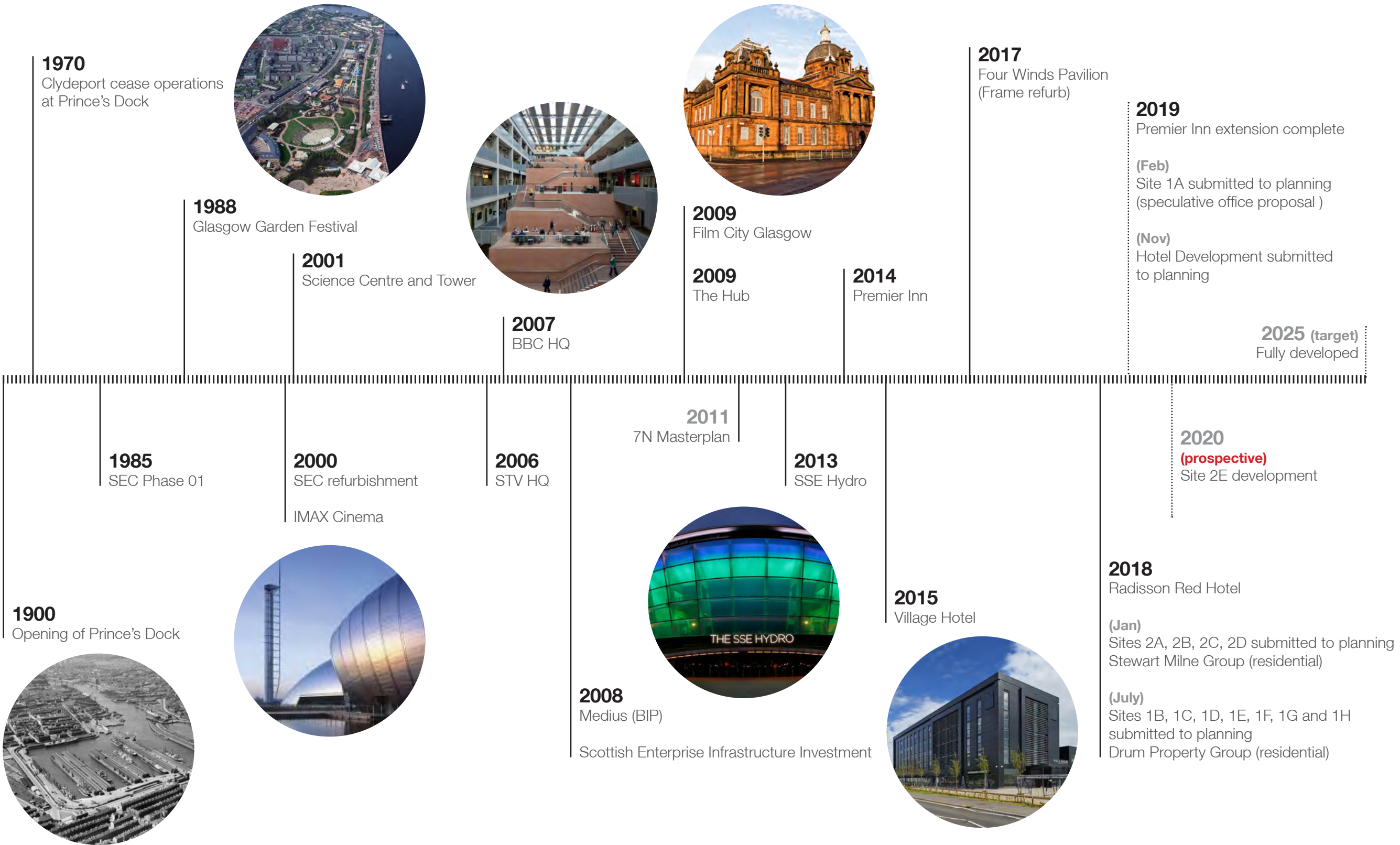
Broxburn, West Lothian
Food and drink manufacturing

Eliburn, West Lothian
Food and drink manufacturing



The Clydeside

Evolving With Time



Understanding Place Location

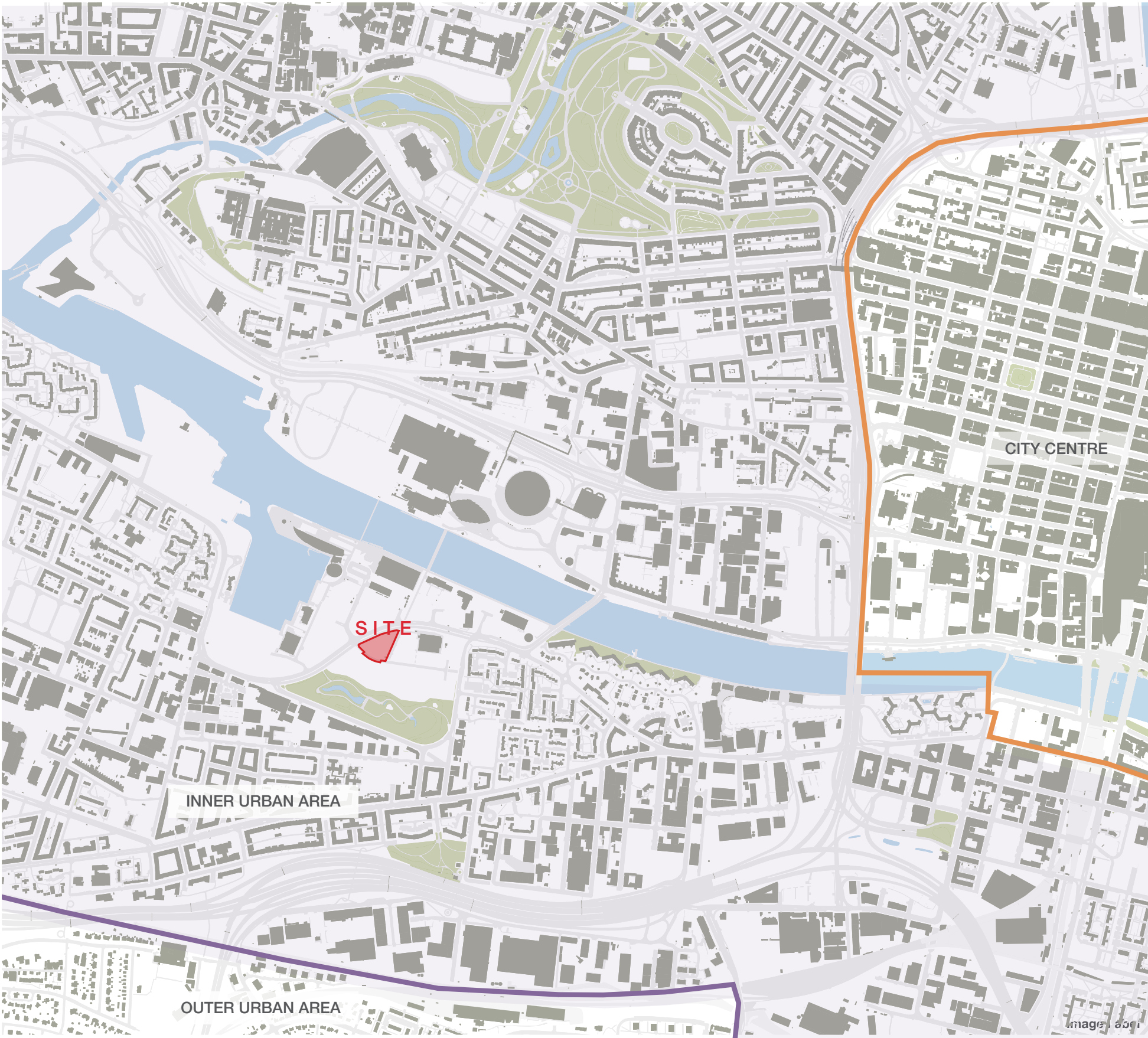
The site is located to the south west of Glasgow City Centre on the southern bank of the River Clyde and forms part of the wider Pacific Quay development.

The site is part of the Festival Park area which was the main location for the Glasgow Garden Festival in 1988. Since then the surrounding area has been developed over the years for primarily commercial purposes to the north and residential to the south. However, some areas still remain undeveloped and the site itself is a vacant plot with a total area of 0.48ha.

The proposed development will be of an appropriate scale and density for its location, in compliance with CDP 1: The Placemaking Principle. The site sits in the Inner Urban Area which allows for 30 to 100 dwellings per hectare (DPH).

Overall site area	0.48 Ha
Proposed no. of dwellings in conceptual design	43
Density	43/0.48
Total	90 DPH

- Key
- Site boundary
 - City centre
 - Inner Urban Area
 - Outer Urban Area



Strong Connections

A Prominent Position



Pacific Quay Ambitions Proposal Pipeline

Premier Inn Extension
(completed 2019)



Village Hotel
(completed 2015)



Site 1
(planning July 2018)
18/02145/PPP



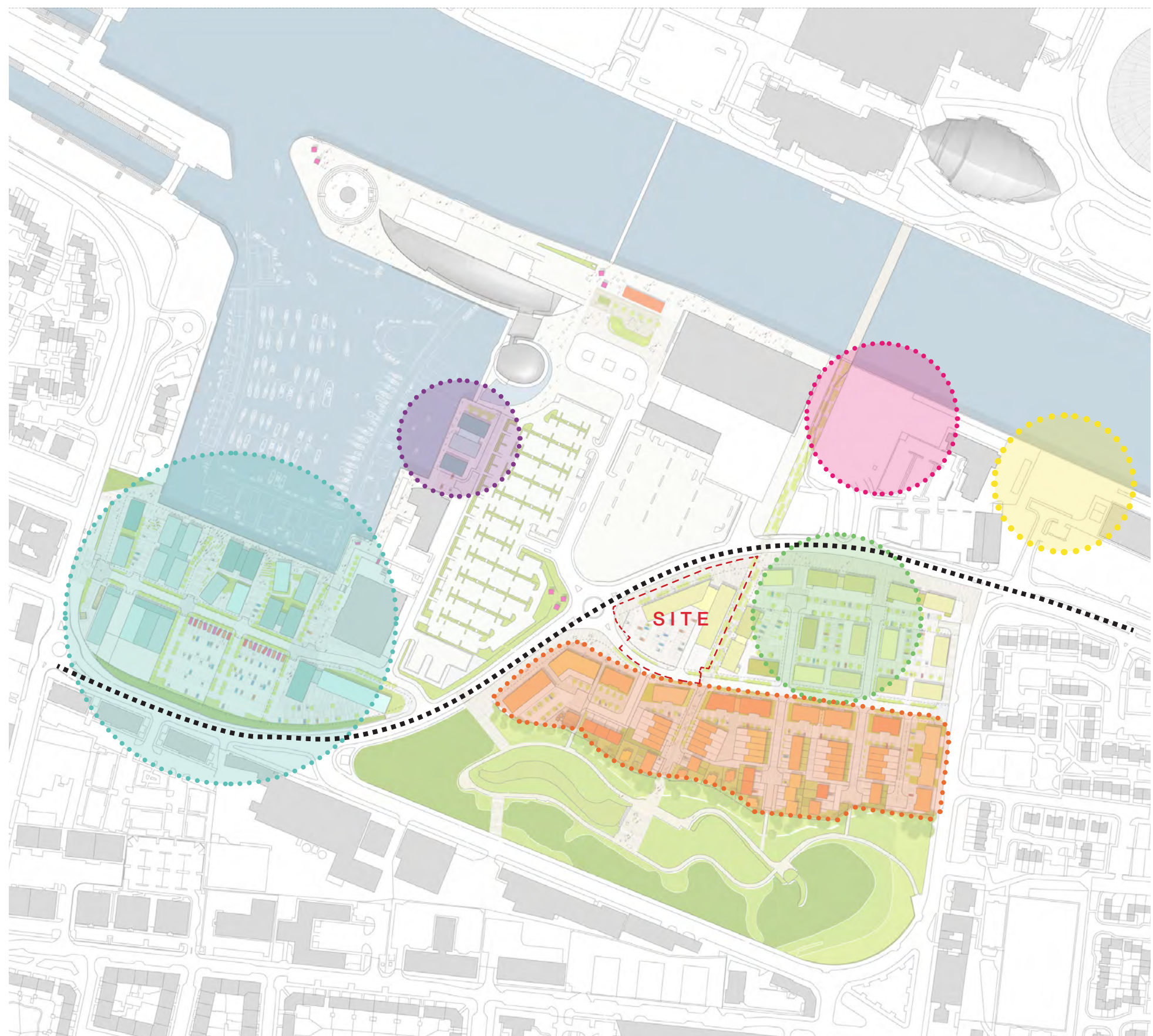
Sites 2A-2D
(planning Jan 2018)
18/00191/FUL



Site 1A (speculative office)
(planning Feb 2019)
19/00346/MSCL



Hotel
(planning Nov 2019)
19/03487/FUL

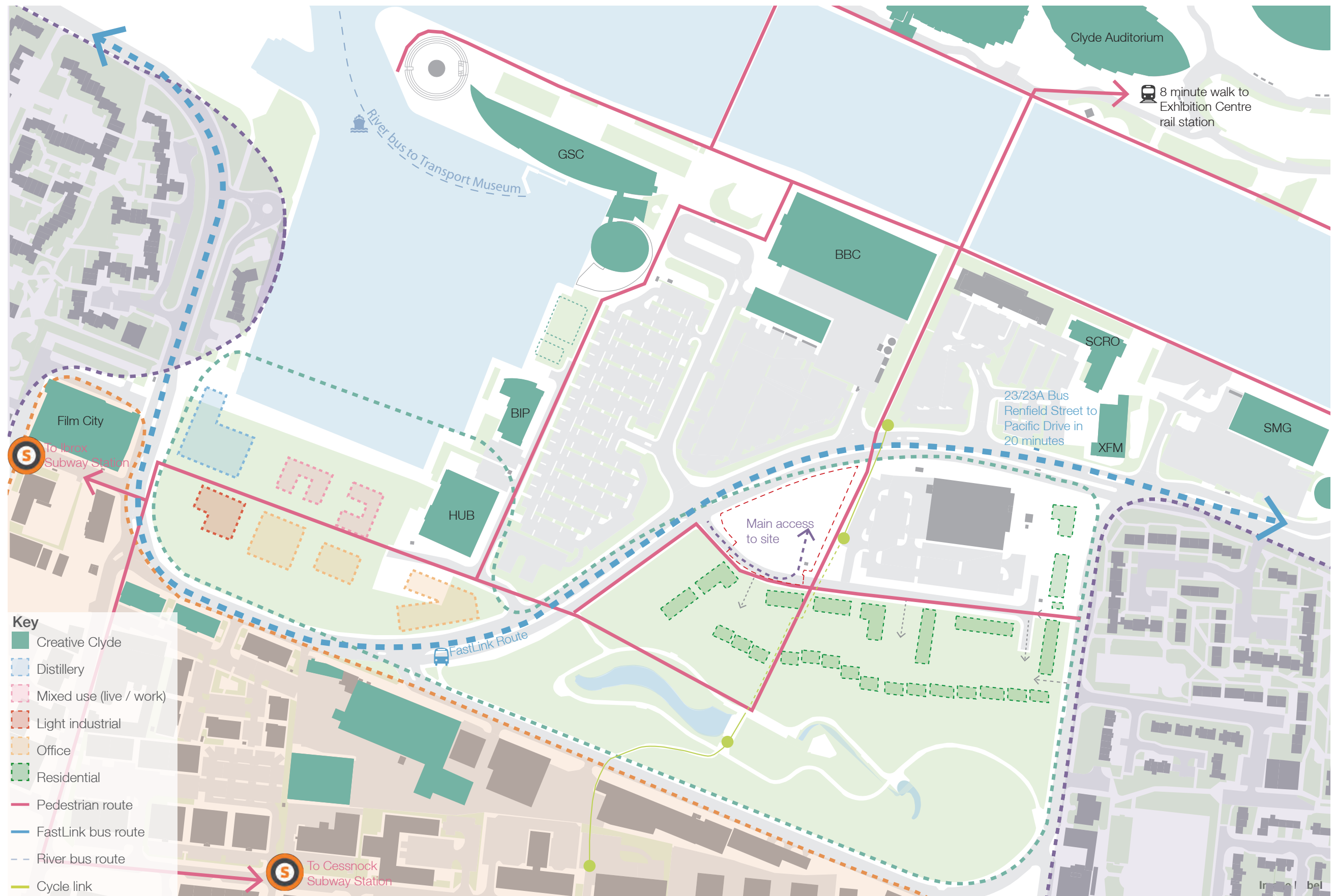


COMMERCIAL USE

RESIDENTIAL / RETAIL /
HOTEL USE

Understanding Place

Site Context



Design Statement

Relationship to masterplan

The proposed concept reinforced the masterplan principles as well as tying in with ongoing development works such as the large housing development just south of the site. The landscape axis invites potential commuters to pass through the building and engage with the activities whilst maximising retail frontage for the ground floor occupiers.

Design intent

By staggering the building form the scale is moderated and the potential created for an activated public realm whilst also providing the maximum amount of street frontage that would be desired by retailers. The orientation of the blocks maintain desired routes through as well as minimising northern exposure but maximising potential views out over the River Clyde.

Planning / statutory conditions

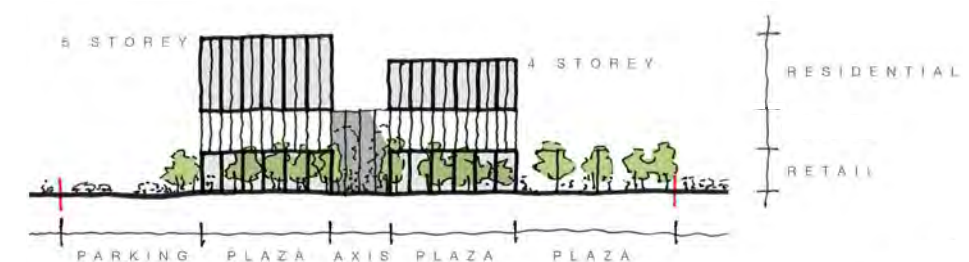
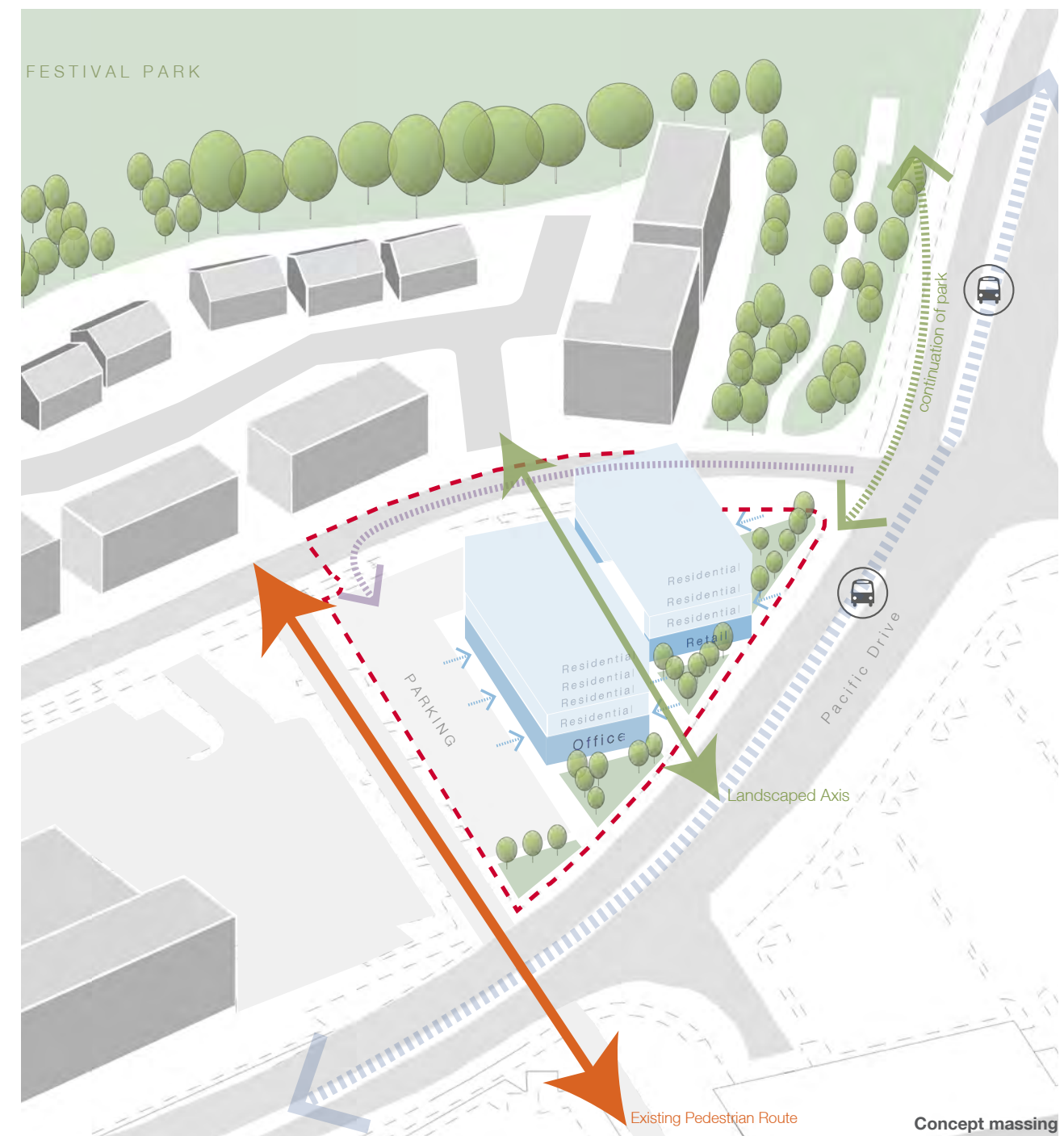
The planning application seeks Planning Permission in Principle (PPP) to establish the principle of the redevelopment of the site for office, residential, retail and café uses.

The site is located within an Economic Development Area (Pacific Quay / Creative Clyde) and the Strategic Economic Investment Location (SEIL) – Pacific Quay / Creative Clyde. The site is also identified as an Opportunity Site within the EDA, forming part of the Industrial and Business Land Supply (Reference: 136701).

The site has been vacant for a number of years despite marketing for businesses uses. The proposed development will deliver new office floorspace in line with the requirements of the SEIL, as well as much needed ancillary services such as retail and a café / restaurant to serve the wider businesses, hotels and growing residential population. The addition of this mixed use development hub, with residential apartments, will generate activity out with office hours, creating vibrancy and improving perceived safety concerns at Pacific Quay.

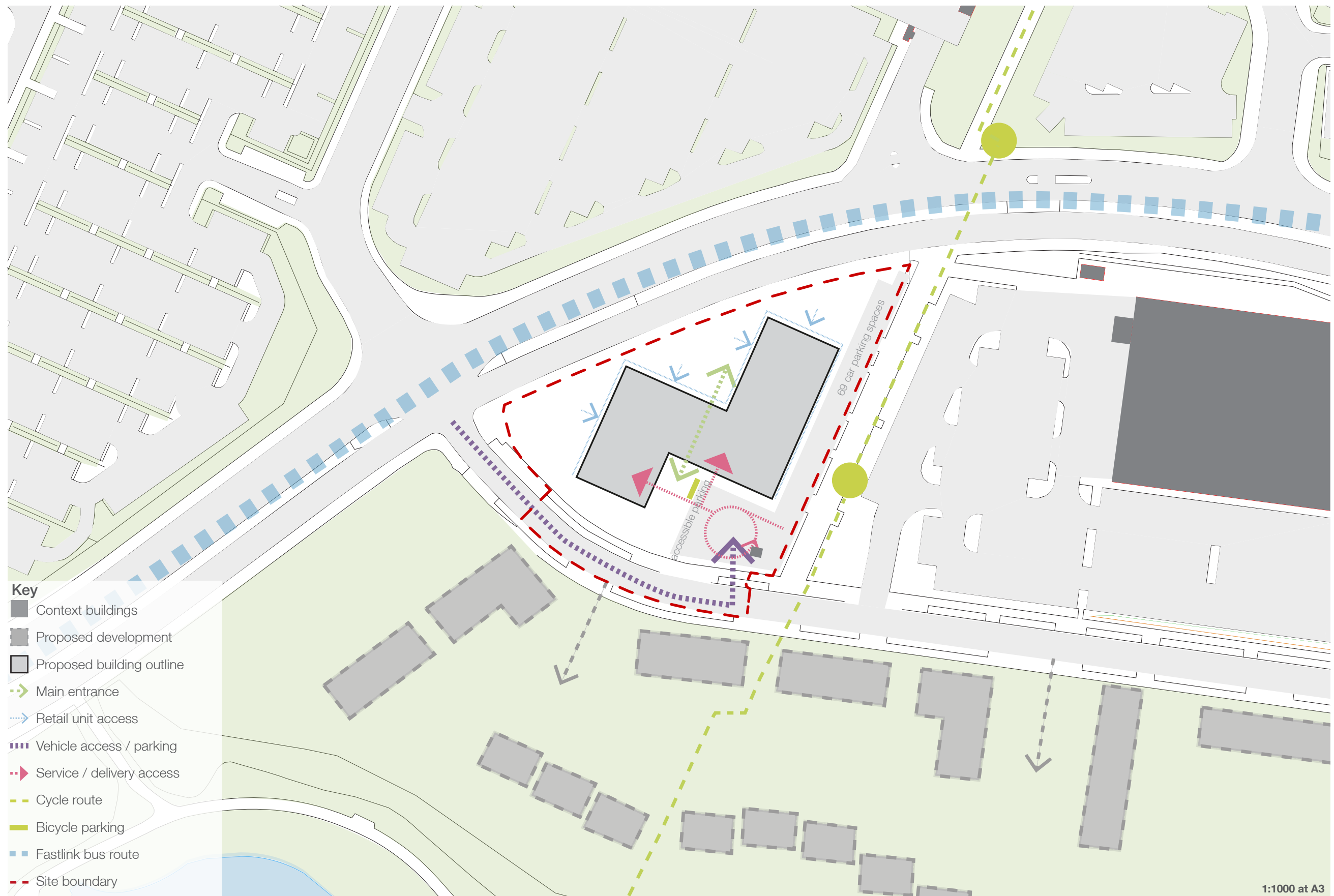
The principle of the proposed uses within this SEIL have already been accepted by the council under the approved Scottish Enterprise Masterplan, and a number of other non business uses have also been approved within the SEIL on the basis of these ancillary uses serving and enhancing the Pacific Quay / Creative Clyde SEIL.

Please refer to the Planning Statement for a full analysis of the planning policy considerations.



Concept Site Plan

Site Access



Concept Floor Plans

Ground Floor Plan

Access statement

The scheme will be designed in accordance with Scottish Planning Policy Guidance 17, Planning for Transport and Glasgow City Council Development Plan Policy, CDP 11 Sustainable Transport.

69 car parking spaces (inclusive of four accessible spaces) have been allocated on site in compliance with CDP 11, to accommodate those who do not utilise the extensive public transport options. The existing pedestrian and cycle route is complemented by the new landscaped axis through the building. All levels of accommodation will be accessible for all patrons.

The proposal also includes a number of sustainable measures to encourage active travel:

- Parking will be design to the Electric Vehicle (EV) Standards in SG11; providing passive EV charging for 100% of resident spaces
- 93 cycle spaces will be provided
- Travel plans will be distributed to residents and workers to raise awareness of the sustainable travel opportunities in the area

Parking Standards - Car

Criteria	Guidance	Area applicable	Spaces
Retail	(Max.) 4.5 spaces per 100 m ²	125	6
Café / restaurant	(Max.) 2 spaces per 100 m ²	150 (PFA)	3
Commercial – Office (class 4)	(Max.) 1.5 spaces per 100 m ²	438	6
Residential Flats	1.25 per dwelling	43	54
			69 spaces

Minimum Parking Standards - Bike

Criteria	Guidance	Area applicable	Spaces
Retail	Visitor: 1 space per 100 sqm Staff: 1 per 10 staff	305	5
Café / restaurant	Visitor: 1 space per 50 sqm Staff: 1 per 10 staff	150 (PFA)	4
Commercial – Office (class 4)	Visitor: 1 space per 120 sqm Staff: 1 space per 500 sqm	438	5
Residential Flats	1.25 per dwelling	43	54
			68 spaces



Open Space Provision Location Plan

The scheme will be designed in accordance with CPD 6 Green Belt and Green Network in order to enhance the area and provide access to healthy, accessible and multifunctional open space.

The accessibility standard outlines that all homes out with the city centre should be within a 400m walking distance of a good quality, publicly usable open space of 0.3ha or more. The proposed site benefits from being in close proximity to a range of high quality open spaces. This includes Festival Park which sits adjacent to the site, the proposal aims to extend the landscaping from the park and connect to the existing green network.

Pacific Quay also provides areas of civic open space for recreation, linking together buildings such as the Science Centre, BBC HQ and extending across the river to the Clyde Auditorium.

- Key**
- Public park
 - Amenity green space
 - Play space for children and teenagers
 - Sports areas
 - Civic space



Open Space Provision

Ground Floor Plan

Open space requirement

Flatted development requires a minimum of 1.25 hectares of recreational open space per 1,000 population, comprising of:

- 0.35 hectares for children's play
- 0.35 hectares for outdoor sport (for developments over 200 dwellings)
- 0.55 hectares for amenity open space / parkland (including 0.05 hectares for allotments or community gardens)

Total minimum open space requirement

12.5sqm per 1 population

54.4 x 12.5 =

680sqm

Comprising
Amenity Space

of:
272sqm
(940sqm provided)

Children's Play

190 sqm
(210sqm provided)

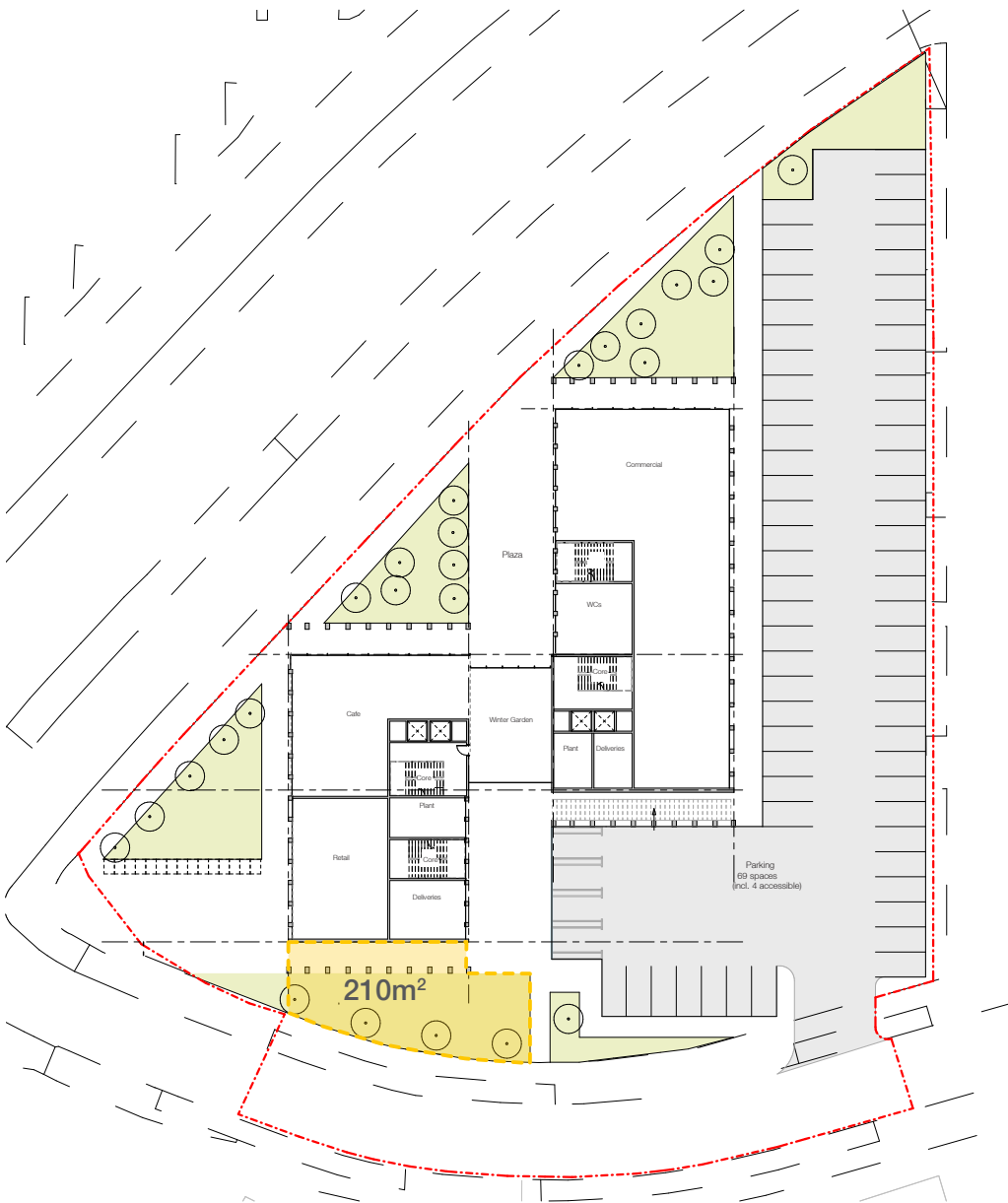
Allotments

27sqm

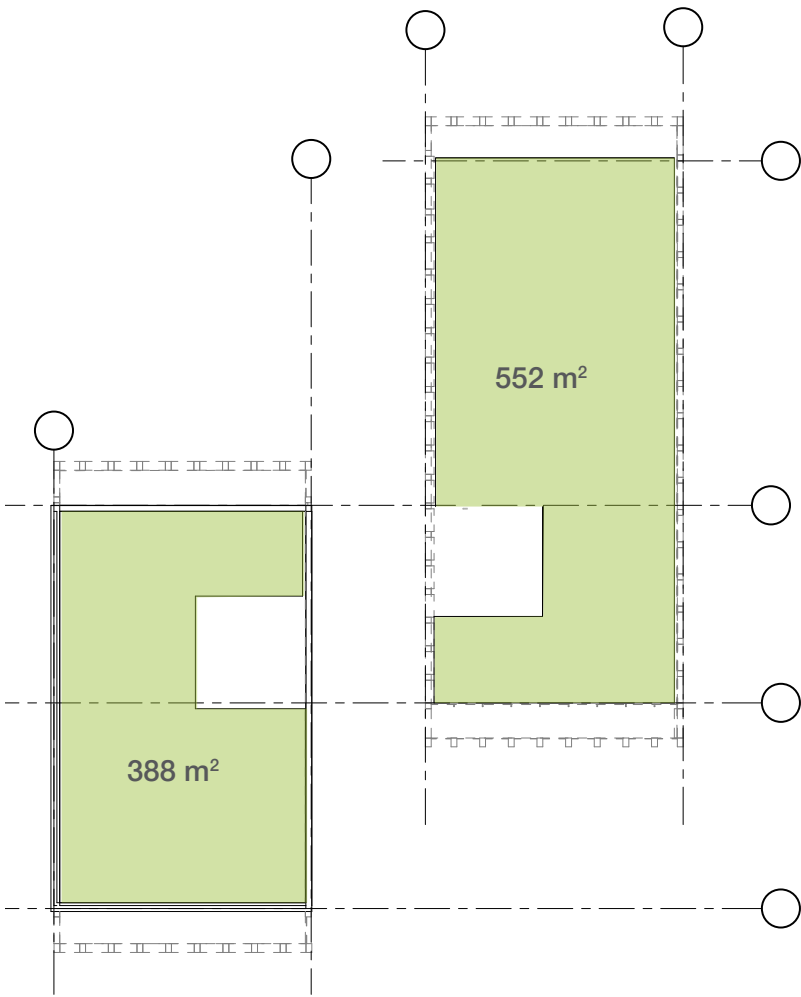
Outdoor Sport

190sqm

Note: off site financial contribution payable for allotments and outdoor sport provision



Ground floor plan - amenity provision



Roof plan - amenity provision

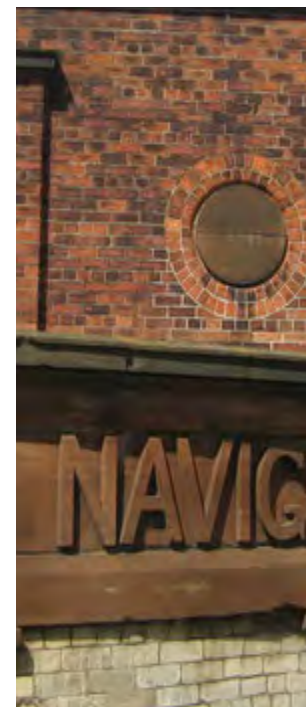
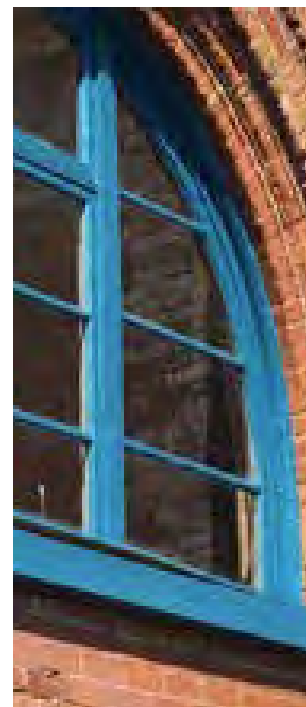
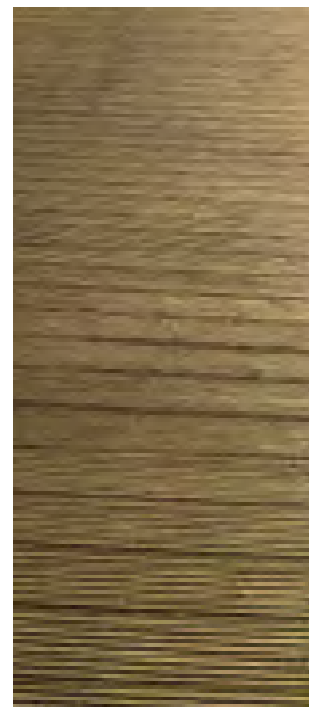
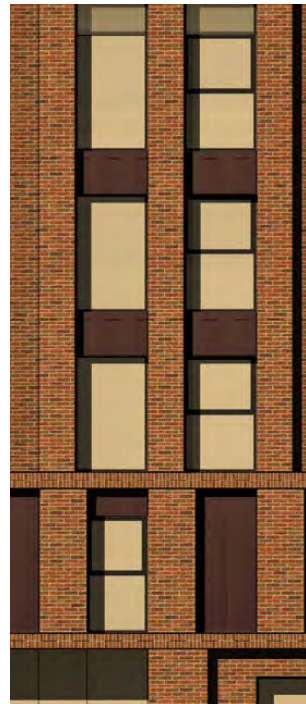
Amenity provision key

- Amenity green space 940sqm
- Children's play 210sqm

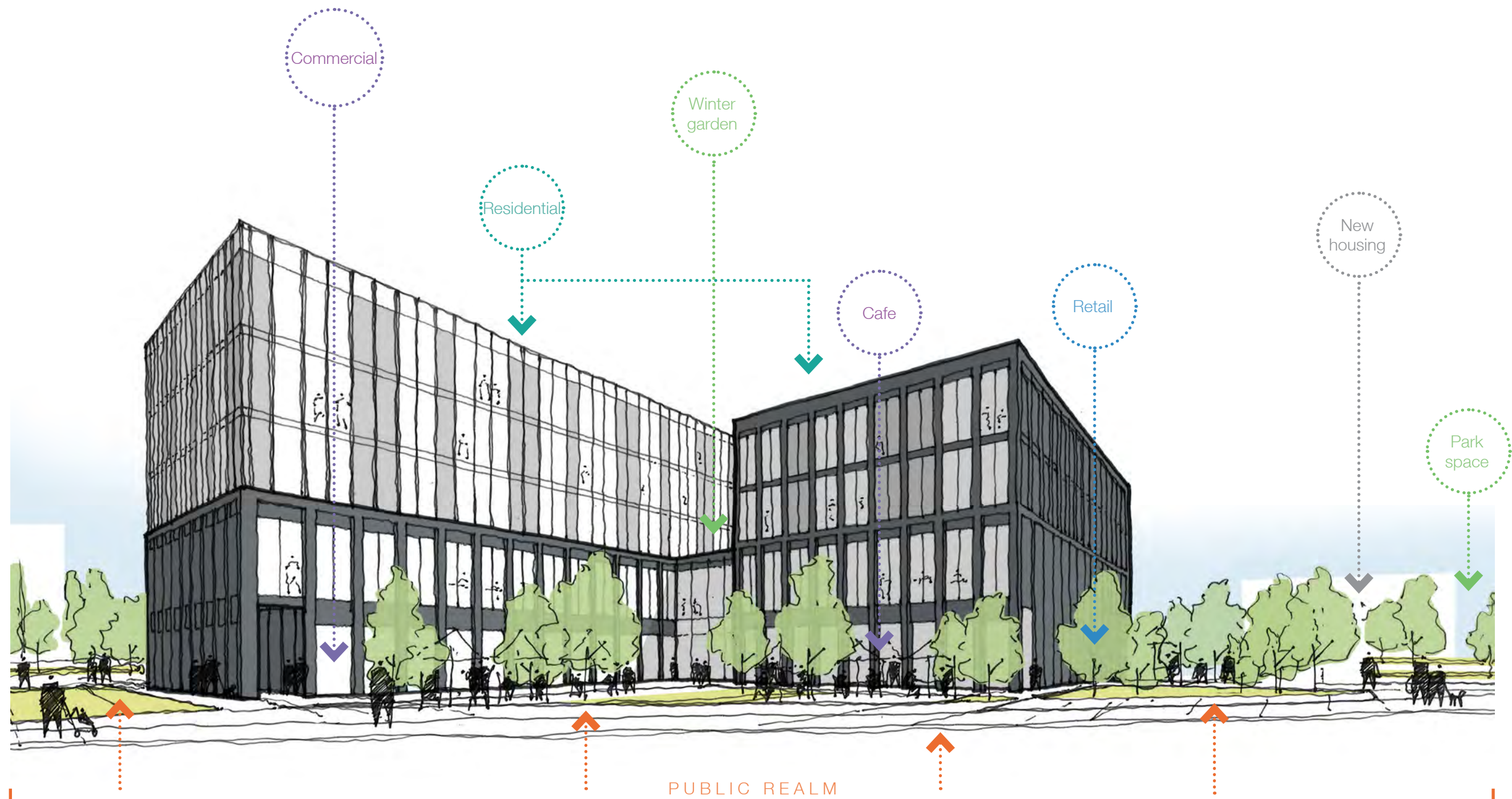
Total = 1,150sqm

Local Character

Materiality



Concept Visualisation

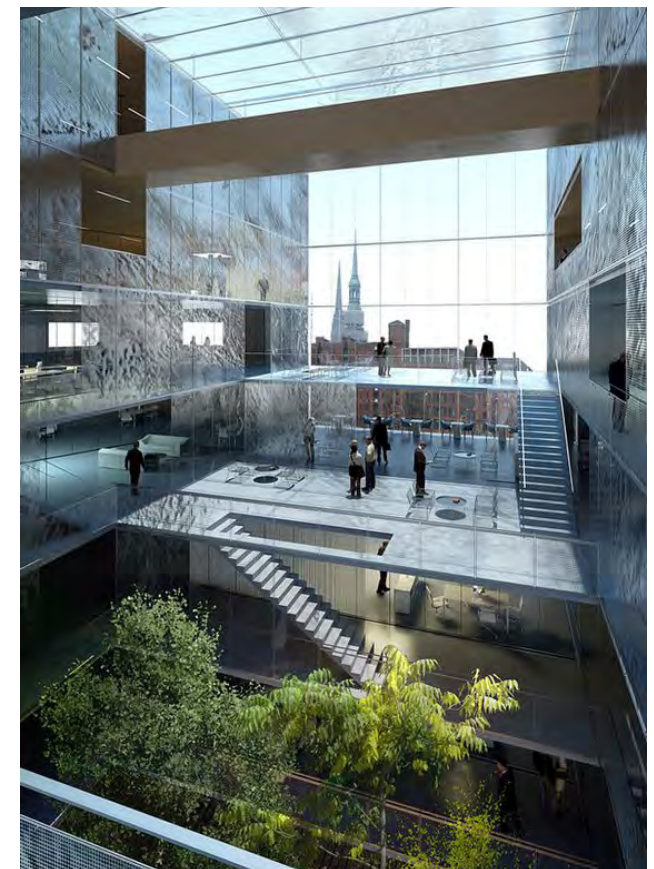
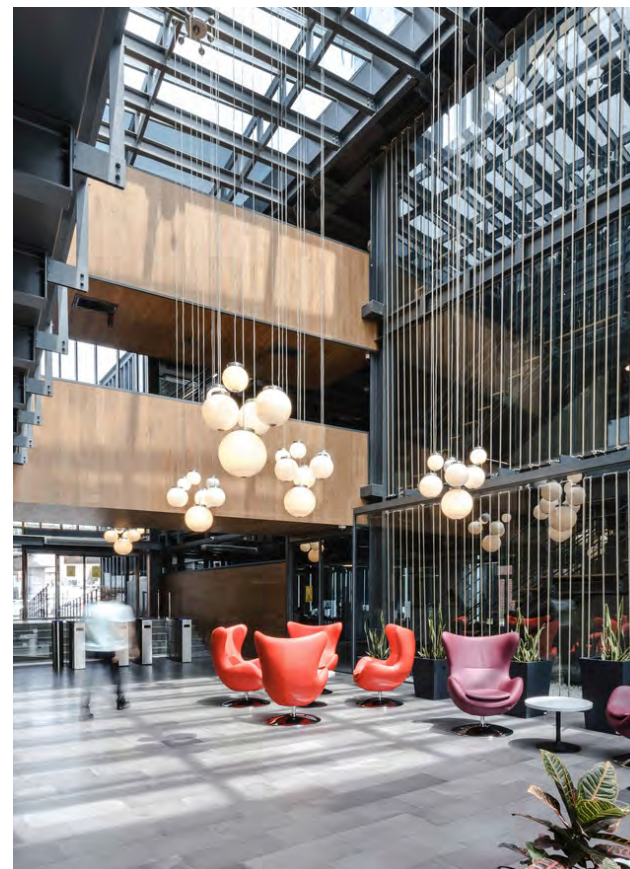


Concept Elevation Treatment Fenestration Study



Concept Elevation Treatment

Creation of Place



Concept Context Elevations



North elevation



West elevation

Indicative Schedule of Accommodation

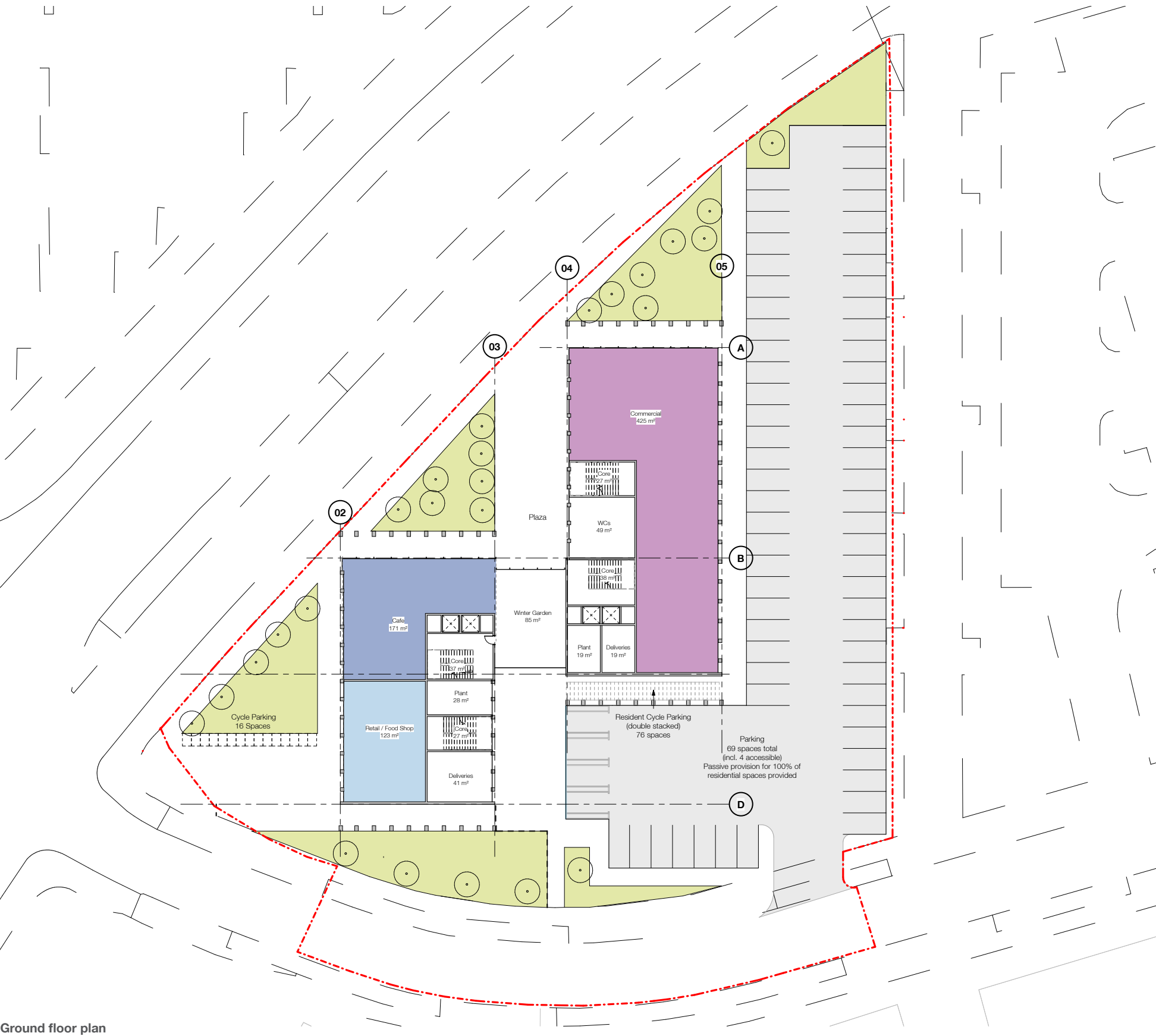
Floor Plates

GEFA (including cores on all levels)

Ground floor level	1,141sqm
First floor level	1,072sqm
Second floor level	1,072sqm
Third floor level	1,072sqm
Fourth floor level	615sqm
	4,972sqm

Schedule of Accommodation

Ground floor level	
Retail - food / shop	123sqm
Commercial	425sqm
Café / restaurant	171sqm
Winter garden area	85sqm
Deliveries	60sqm
Circulation (cores / corridor)	130sqm
Plant	47sqm
WCs	49sqm
	1,090sqm



Ground floor plan



FEBRUARY
2020

Planning Statement

Site 2E Pacific Quay, Glasgow

Iceni Projects Limited on behalf of
Surplus Property Solutions

February 2020

ICENI PROJECTS LIMITED
ON BEHALF OF SURPLUS
PROPERTY SOLUTIONS

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Planning Statement
SITE 2E PACIFIC QUAY, GLASGOW

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APPENDICES

A1. SITE LOCATION PLAN

1. EXECUTIVE SUMMARY

1.1 The proposed development will regenerate a long-term vacant and derelict site to create a mixed use development incorporating office, retail, café/restaurant and residential uses.

1.2 This Planning Statement demonstrates the following:

- The proposed development would regenerate a prominent site within Pacific Quay which has remained vacant and derelict for 32 years, despite active marketing for office uses;
- The site forms part of the Scottish Enterprise Masterplan which seeks to create a vibrant neighbourhood and acknowledges the need for complementary uses such as retail, café/restaurants and residential at Pacific Quay, in order to create a night-time economy. The principle of the proposed uses has therefore been accepted;
- The development includes:
 - Provision of office floorspace in line with the site's allocation within the City Development Plan and the uses approved under the Scottish Enterprise Masterplan;
 - Provision of ancillary services such as local retail and café/restaurant uses to serve the surrounding offices and residential population at Pacific Quay, in line with the site's allocation within the City Development Plan and the uses approved under the Scottish Enterprise Masterplan;
 - Provision of residential apartments to complement the new homes currently being built to the south, in line with the site's allocation within the City Development Plan and the uses approved under the Scottish Enterprise Masterplan. The creation of residential apartments will contribute to the overarching vision of the Scottish Enterprise Masterplan, 'to grow the place' by incorporating a mix of uses to support the retention of existing businesses and attract new businesses;

The site forms part of the Clyde Waterfront which is identified in ClydePlan's Spatial Development Strategy and which includes the redevelopment of vacant and derelict land to create housing as a key component of its vision to create a vibrant, thriving River Clyde with people and communities at its core.

- Economic benefits of the proposal in terms of the creation of direct as well as indirect and supply chain jobs and a significant amount of investment in the area in the context of the City

Deal projects in the area, as well as the recent announcement by Scottish Government to promote economic development and regenerate vacant sites under a new River Clyde Strategy;

- The planning history demonstrates the previous approval of non-business uses including commercial leisure, residential and hotels within the Pacific Quay/Creative Clyde SEIL;
- There is no demand to justify a standalone office development at the site and this has been tested through the marketing of the site. The significant number of planning applications currently pending for a diversification of uses in the area demonstrates the current policy regime at Pacific Quay is outdated and is resulting in the continued long-term vacancy of land. This is at odds with SPP and the overarching aim of the Scottish Government's recently announced River Clyde Strategy;
- A letter from Scottish Enterprise has been submitted with the application demonstrating support for the proposal. A letter has also been submitted from Savills demonstrating there is no appetite for office-led commercial development predominantly on the grounds of demand and viability, as marketing feedback has confirmed that a standalone retail or commercial development would not be financially viable;
- Following a review of Creative Clyde in 2016, the initiative has evolved through the development of a city-wide approach to the creative industries sector. This change is a Material Consideration in the determination of this application.

1.3 The redevelopment of this site for offices and ancillary uses such as retail, café/restaurant, as well as the creation of residential apartments will result in the redevelopment of a long-term vacant brownfield site, to provide new amenities to the surrounding offices and residents, whilst building on the expanding residential population to the south of the core businesses at Pacific Quay. These new uses would serve the existing businesses whilst enhancing the attractiveness of the area to businesses, whilst creating a sustainable and vibrant neighbourhood to integrate with the surrounding community.

1.4 Overall, the proposed development complies with the Development Plan and there are significant Material Considerations which also support the grant of planning permission.

2. INTRODUCTION

2.1 This Planning Statement has been prepared by Icení Projects Ltd, on behalf of Surplus Property Solutions (**“the applicant”**), to support an application to Glasgow City Council (**“the Council”**) for Planning Permission in Principle for a new mixed use development (**“the proposed development”**) at Site 2E, Pacific Quay (**“the site”**).

2.2 The full description of the proposed development is as follows:

Creation of mixed-use development to include business, residential, retail and café/restaurant uses with associated access, car parking, landscaping and other works

2.3 This application is for Planning Permission in Principle (PPP) and is submitted to establish the principle of the redevelopment of the site for office, residential, retail and café/restaurant uses.

2.4 The site forms part of the previous Scottish Enterprise Masterplan which covered the remaining development sites at Pacific Quay and sought to “grow the place” by incorporating a mixture of business and non-business uses in order to create a sustainable and vibrant neighbourhood to integrate with the surrounding community. A key component of this is the inclusion of residential uses which creates the opportunity to live and work in Pacific Quay, ensuring activity and interest out with standard office hours. The creation of new housing in the area is also supported by the site’s location within Clyde Waterfront which is identified in ClydePlan’s Spatial Development Strategy and where housing is a key component of its vision to create a vibrant, thriving River Clyde with people and communities at its core.

2.5 A Conceptual Development Brochure has been submitted in support of this application to illustrate the overall concept vision for the development of the site and demonstrate that the proposed uses and indicative scale of development can be accommodated at the site to create a high quality development proposal which will reinvigorate a long-term vacant site.

2.6 **The proposed floorspaces outlined within the Conceptual Development Brochure are indicative and subject to change.**

2.7 This Planning Statement seeks to assess the proposal against the relevant provisions of the Development Plan and Material Considerations and demonstrates that the proposed uses are appropriate at the site.

3. SITE & SURROUNDINGS

- 3.1 The site is located within the Pacific Quay area of Glasgow which is home to a variety of uses including offices, hotels, parkland as well as leisure uses. The area is located on the banks of the River Clyde and is within walking distance to Glasgow City Centre.
- 3.2 The site itself is brownfield and comprises scrubland with an area of hardstanding at the south east corner of the site, where a sub-station with associated parking is located. It is bound by Pacific Drive to the north, the Clyde Walkway connection to the east and a local road to the south connecting Govan Road to Pacific Drive. To the north east of the site lies the Former Prince's Dock Hydraulic Power Station which is a Category A-listed building and which has been repurposed for office use, now known as the Four Winds Pavilion.
- 3.3 The site is highly sustainable as it is in close proximity to walking, cycling and public transport options offering connections across the city. Bus services operate along Govan Road/Pacific Drive in and out of the City Centre, with Kinning Park Underground Station located approximately 800 metres to the south and access to Cessnock Underground Station located approximately 950 metres to the south. Exhibition Centre Railway Station is located 1km to the north of the site.
- 3.4 To the north of the river, a new leisure campus created by the SEC & Hydro has emerged which is serviced by restaurants, car parking and hotels. Direct access to this area from the site is available via Bells Bridge (pedestrians only) to the west or The Clyde Arc (pedestrian & vehicular traffic) to the east.

Strategic Site Context

- 3.5 Pacific Drive to the north of the site, represents a clear delineation between the Pacific Quay office uses to the north and a more leisure and residential focused area of Pacific Quay to the south.
- 3.6 To the south of Pacific Drive lies the Village Hotel which incorporates a Starbucks and pub/restaurant facilities as well as Festival Park which incorporates open space and children's play areas. CALA are currently on site developing 203 new homes (approved under planning permission 18/00191/FUL), which will enhance the existing residential areas to the south and east of Govan Road.
- 3.7 The proposed development will incorporate office space as well as ancillary services to serve the wider businesses at Pacific Quay (north of Pacific Drive), whilst enhancing the residential and leisure area to the south and providing services to serve the workers and patrons of the Village Hotel, as well as new and existing residents of the Pacific Quay area.

- 3.8 The new development will create a community hub at the gateway to the southern part of Pacific Quay, providing a higher density residential element which is currently lacking given the nature of the wider business uses.
- 3.9 The site forms part of the Scottish Enterprise Masterplan area. Further details on the Masterplan and the proposed development's relationship to the Masterplan is available on paragraph 5.14 onwards.

4. THE PROPOSED DEVELOPMENT

- 4.1 Planning Permission in Principle (PPP) is sought to establish the principle of the redevelopment of the site to create a mixed use development comprising of offices, residential, retail and café/restaurant.
- 4.2 A Conceptual Development Brochure has been submitted in support of this application to illustrate the overall concept vision for the development of the site and demonstrate that the proposed uses and indicative scale of development can be accommodated at the site to create a high quality development proposal which will reinvigorate a long-term vacant site.
- 4.3 **The proposed floorspaces and massing outlined within the Conceptual Development Brochure are indicative and subject to change.** A site layout has been prepared to demonstrate that the proposed parking and open space can be satisfactorily accommodated on site, and illustrate the proposed vehicular and pedestrian access points.
- 4.4 Please refer to the Conceptual Development Brochure for full details.

Pre-Application Consultation

- 4.5 Pre-application discussions took place with David Russell of the Council's planning department. These discussions related to the principle of the proposed mixed-use development.
- 4.6 It was considered by the planning officer that the office, retail and café/restaurant elements of the proposal could be acceptable, however due to the inclusion of residential apartments there could be a policy conflict. The planning officer advised it will be for the applicant to justify the creation of residential development in this policy location. As a result, the planning department were unwilling to discuss the detailed matters of the proposal e.g. design.
- 4.7 Therefore, an application for Planning Permission in Principle (PPP) has been submitted to present a robust policy argument, that clearly demonstrates that the proposed development, including the residential use, is appropriate at the site.
- 4.8 Detailed design matters will be considered as part of the Approval of Matters Specified in Conditions (AMSIC) stage.

5. PLANNING HISTORY CONTEXT

Site Planning History

- 5.1 The site formed part of the Garden Festival (1988) and has remained vacant since this time, a total of 32 years.
- 5.2 A search of the Council's planning portal has identified the below planning history at the site. This history demonstrates there had been a "business park" consent at the site in the past (circa early 90's) however this was never implemented. An application in 2005 for mixed use development demonstrates the move away from predominately office uses to a mixture of non-business uses.
- 95/00776/DC – Site clearance and infilling of ground;
 - 95/01682/DC – Time extension to outline consent for use of site as business park;
 - 98/02013/DC – Time extension to outline consent for use of site as business park;
 - 01/03033/DC - Time extension to outline consent for use of site as business park; and
 - 05/00045/DC – Erection of mixed business, housing, hotel and retail development plus associated landscaping, car parking, ground engineering and infrastructure works, including formation of accesses: Potentially contrary to Development Policy Principles DEV 3 (Industry and Business) and DEV 11 (Green Space) of the City Plan (Withdrawn).
- 5.3 More recent planning history at the site relates to the inclusion of the site within the Scottish Enterprise Masterplan.
- 12/02287/DC – Mixed-use development comprising multi-purpose business space, commercial, leisure, and residential uses (in principle) with associated roads, parking and infrastructure, landscaping, public realm and open space to include approval of siting, design, means of access and landscaping for hotel and leisure development and infrastructure works; and
 - 13/02791/DC – Mixed-use development comprising multi-purpose business space, commercial, leisure, and residential uses (in principle) with associated roads, parking and infrastructure, landscaping, public realm and open space to include approval of siting, design, means of access and landscaping for hotel and leisure development and

infrastructure works - Variation of condition 01 of application 12/02287/DC to incorporate changes to the final design of the hotel building.

- 5.4 Further information relating to the Masterplan area is outlined in paragraph 5.14 onwards.

Site Marketing

- 5.5 Following the Garden Festival in 1988, the site was acquired by Grosvenor Developments and formed part of the Pacific Quay Masterplan promoted by Pacific Quay Developments (PQD) (tripartite JV company in which Grosvenor was a partner). The site was then acquired by Scottish Enterprise in 2010 when Grosvenor left the JV, and the site was included in a new Masterplan which was approved as part of the Planning Permission in Principle in 2013 (planning reference: 12/02287/DC).
- 5.6 The site was marketed by PQD and Scottish Enterprise throughout this time. More recently, marketing campaigns for the site took place in 2015 and 2018. The most recent marketing campaign generated offers for residential, mixed use and hotel, and no proposals were submitted for standalone retail or commercial development at the site. Feedback from commercial developers found that the site would not be a financially viable option in this location, unless it was supported by a higher value use to the upper floors i.e. hotel/residential.
- 5.7 Please refer to the letter from the retained selling agents, Savills for full details.

Initiatives in the Area

- 5.8 In 2008, a new Digital Media Quarter (DMQ) and associated Masterplan was launched on former shipyard territory on the south bank of the River Clyde. The concept, developed by Scottish Enterprise, was to provide a physical focus for new media activities in a part of the city which needed regeneration. However, according to Scottish Enterprise, the DMQ was hit by the economic recession as developers found it difficult to secure bank loans.
- 5.9 When the southern part of Pacific Quay was acquired by Scottish Enterprise from Grosvenor in 2010, "Creative Clyde" was born to build on the previous success of the Digital Media Quarter and to promote a much wider approach to community building for creative industries, including the creation of non-business uses in the area.

Creative Clyde

- 5.10 Creative Clyde is a strategic project led by Scottish Enterprise in partnership with Glasgow City Council. The 14-hectare site is the focus for developing commercially creative digital media businesses in Glasgow. The Scottish Government designated Creative Clyde an Enterprise Area (equivalent of Enterprise Zone in England), which resulted in the following benefits:

- 5.14 In 2011, a Masterplan was produced by 7N Architects on behalf of Scottish Enterprise to encourage the redevelopment of the remaining 15 acres of vacant land at Pacific Quay to reflect current market conditions. Importantly, the new approach was intended to establish a dynamic framework for cultivating a diverse range of uses and activities to make the place a vibrant neighbourhood within the Creative Clyde area. The strategy focuses on early initiatives to draw more people into the area to "grow the place" by encouraging people and businesses to actively colonise it.
- 5.15 The Scottish Enterprise Masterplan was presented to Glasgow City Council Planning Committee in November 2011, where the committee agreed to note the Masterplan as providing an indicative framework for the future development of the applicable Pacific Quay sites. The Masterplan included space for offices, retail, commercial leisure (3,500sqm), residential as well as hotel uses (4,500sqm).

Extract from 2011 Scottish Enterprise Masterplan



- 5.16 A revised Masterplan was approved as part of the Planning Permission in Principle in 2013 (planning reference: 12/02287/DC & 13/02791/DC). These permissions are outlined below.

Planning Permission in Principle for Mixed Use Scheme (Business, Office, Commercial, Leisure, Residential) and Detailed Permission for the Village Hotel (planning reference: 12/02287/DC)

- 5.17 Planning Permission in Principle (PPP) for a Mixed-Use Scheme (Business, Office, Commercial, Leisure, Residential) and Detailed Permission for the Village Hotel was approved in February 2013.
- 5.18 The applicable site formed part of policy IB 1: Industrial and Business Land Supply, DEV 3: Industry and Business, and was also part of the SEIL (Creative/Digital Industries and Tourism).

5.19 A breakdown of the approved uses and floorspaces is outlined below:

Uses	Floorspace	No. of Units/Bed Spaces etc
Offices/Business floorspace	29625 sq m	To be provided in accordance with Policy IB4
Retail Convenience	1440 sq m	
Housing		146 units
Live-work		57 units
Hotel and Leisure development	7887 sq m	120 Bedrooms 613 m ² Restaurant/cafe 452m ² Conference 1825 m ² Leisure
Restaurants/Leisure	1386 sq m	
Restaurant/Cafe	432 sq m	
Energy Centre	141 sq m	

5.20 In discussing the acceptability of the non-business uses proposed under this permission, the planning officer notes the following within their Report of Handling:

*“Whilst Scottish Enterprise have been very successful in the last 15 years marketing Pacific Quay as Scotland’s preferred location for Digital Media organisations, **there has been a growing recognition both that the number of potential digital media organisations which could re-locate to Pacific Quay has peaked** and also that **the area lacks the supporting facilities and functions to encourage sustained growth from other class 4 uses**. In order to address these issues, the new Pacific Quay Masterplan sets out to ‘grow the place’ through **a mix of uses that support the sites industry and business function and make it more attractive to the sort of creative industry startup businesses which they now hope to attract**”.*

5.21 Specifically, in relation to residential use, the officer notes that although housing does not fit within the SDP’s vision for Pacific Quay, the site also sits within the Clyde Waterfront area as part of the SDP’s Spatial Development Strategy, where housing is core component.

5.22 The redevelopment of a long-term vacant site was also considered a Material Consideration in the determination of the application.

5.23 **The proposed development includes use classes which have been approved under the Scottish Enterprise Masterplan.**

Masterplan Extract from 12/02287/DC



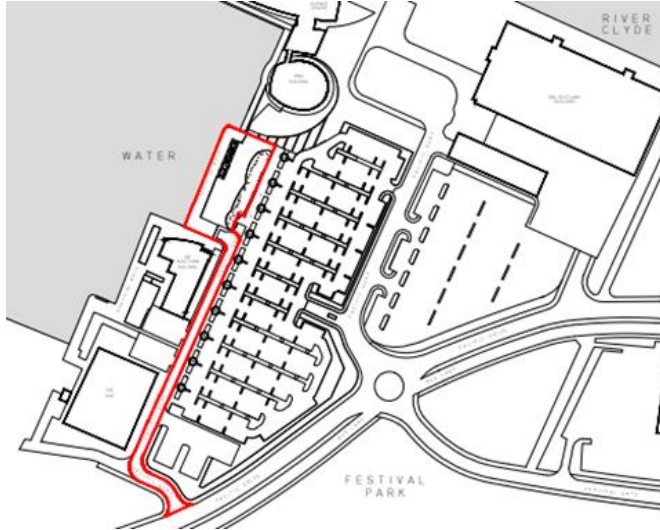
Variation of condition 01 of application 12/02287/DC to incorporate changes to the final design of the hotel building (planning reference: 13/02791/DC)

- 5.24 This permission relates to a change in the proposed design of the Village Hotel which was approved under permission 12/02287/DC. The proposed uses and floorspaces remain the same as those approved under permission 12/02287/DC.
- 5.25 The Masterplan approved under permission 13/02791/DC has now expired, however, the principle of non-Class 4, 5 & 6 uses approved by the Council under the permissions highlighted below, demonstrate the flexible approach to non-business uses which the Council have endorsed at the Pacific Quay/Creative Clyde Strategic Economic and Investment Location (SEIL).

Approval of Matters Specified in Conditions (AMSIC) associated with Planning Permission in Principle (13/0291/DC) (planning reference: 19/00346/MS)

- 5.26 An AMSIC has been submitted for a proposed 53,345sqft office development. The application was submitted on 5th February 2019 with the target date for determination being 4th June 2019. The application is still pending determination.
- 5.27 Based upon the submission documents and information from the market, this is a speculative development being proposed by Espresso Property (Pacific Quay) Ltd. which will be reliant upon securing pre-lets.

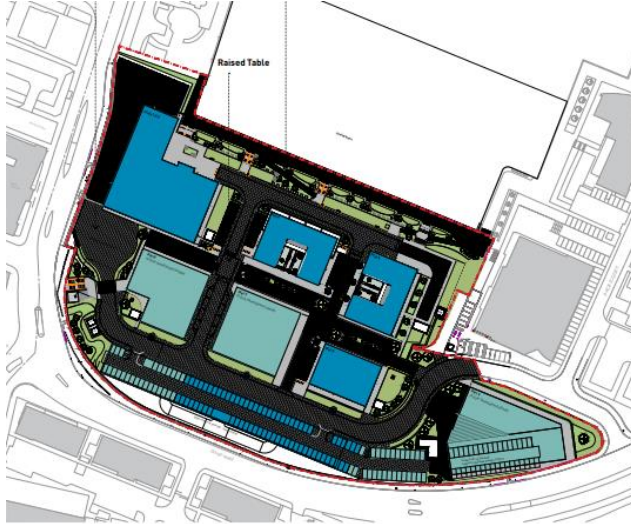
Site Plan Extract from 19/00346/MSC



Planning Permission in Principle for Mixed-Use Development (planning reference: 18/02145/PPP)

- 5.28 An application for Planning Permission in Principle (PPP) was submitted on 13th July 2018 by Drum Property Group for the creation of a mixed-use scheme incorporating business uses as well as residential dwellings, distillery and restaurants.
- 5.29 As part of the PPP, detailed approval is sought for the siting, design, means of access, parking, landscaping and infrastructure works for residential, restaurant, business and distillery development. Therefore, the office element of the development is in principle only and will be reliant upon substantial pre-lets prior to committing to the development of office floorspace at the site. The target determination date was 5th December 2018 however the application is still pending.
- 5.30 Within the hybrid application, permission is sought for infrastructure, full details for plots 4, 5 & 8 which includes 60 residential units, 2025 sqm (Class 4) and up to 520 sqm of active ground floor uses (restaurant, café and public house), micro distillery/offices and visitor centre.

Masterplan Extract from 18/02145/PPP



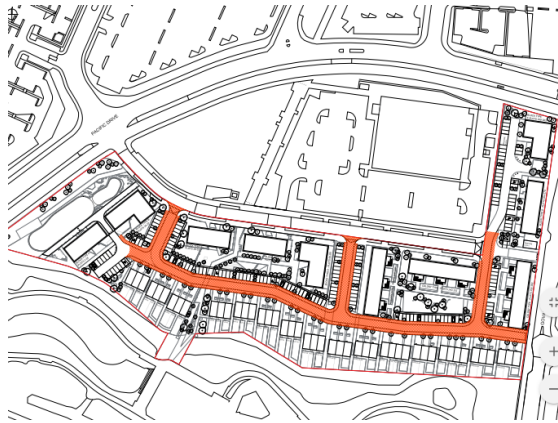
- 5.31 If approved by the Council, this would represent another example of the flexible approach to non-Class 4, 5, or 6 uses within the Pacific Quay Strategic Economic and Investment Location (SEIL).

Full Planning Permission for the creation of residential development and associated works (planning reference: 18/00191/FUL)

- 5.32 The Council approved planning permission for new residential dwellings within the Pacific Quay / Creative Clyde SEIL in July 2019. Stewart Milne Homes (Central Scotland) attained planning permission for 203 new homes. The site is now being developed by CALA Homes.
- 5.33 The proposal was contrary to the Masterplan, as it sought planning permission for 203 residential units, rather than 146 mainstream units and 57 live/work units. Therefore, an application for full planning permission was submitted rather than an AMSIC. In justifying this process and the mainstream residential use, the applicant notes that the live/work element of the Masterplan was approved prior to any viability work being undertaken and the Report of Handling (12/02287/DC) notes that the proposed live/work units were indicative as it is unclear whether there is the demand for such a number in this location (page 8).
- 5.34 It is clear, that there has been flexibility in the application of the Masterplan by the Council to reflect changing circumstances and market realities. This flexibility must be extended to the subject site.
- 5.35 As the development of the site to south for residential development was undertaken via a separate application for planning permission, there is now spare capacity for residential units within the approved floorspaces/unit numbers prescribed under the PPP. Drum propose 60 new flats at their

site, which leaves a shortfall of 86 new housing units to be delivered, 43 of which that can be delivered at the subject site.

Site Plan Extract from 18/00191/FUL



Summary

- 5.36 When considering the amount of floorspaces proposed under the Drum mixed use planning application (18/02145/PPP), Espresso office planning application (19/002346/MS) and the residential permission (18/00191/FUL) only the retail floorspace is yet to be taken forward. There is also spare capacity for residential dwellings under the approved Masterplan.
- 5.37 It has been demonstrated that there is no demand for viable office development at the subject site and there are clear benefits in implementing the proposed development in terms of realising the vision to “grow the place” and ensure Pacific Quay becomes a vibrant place to work and live. The new hub will enliven the Pacific Quay to Cessnock pedestrian and cycle link, ensuring activation and passive surveillance and connecting the businesses north of Pacific Drive, to the residential and leisure uses to the south.

Other Relevant Planning History at Pacific Quay (Non-Business Uses)

Premier Inn Hotel (planning reference: 12/01446/DC)

- 5.38 In November 2012, the 180-bedroom Premier Inn hotel was approved by the Council under delegated powers.
- 5.39 Within the Report of Handling, the Council justified the creation of a non-business/industrial use within the Pacific Quay/Creative Clyde SEIL against the relevant criteria under policy IB5: Non-Industrial or Non-Business Uses in Industrial and Business Areas acknowledging the following considerations:

- The hotel would not fundamentally change the character of the area or its continuation as a business and industrial area;
- Existing businesses are unlikely to suffer adverse effects;
- The hotel may not be primarily aimed at meeting the needs of businesses in the area but this will nevertheless be a likely benefit;
- It is acknowledged that the site has been vacant some time;
- The hotel would serve businesses and employees at Pacific Quay and could enhance the attractiveness of the area for further industrial and business investment;
- The site forms part of the industrial and business land supply however the Council currently has a 10-year marketable supply in line with Policy IB 1.

5.40 The Council determined there was no conflict with the Development Plan and took into account the above Material Considerations, giving significant weight to the need to include a mixture of uses to encourage a sustainable form of industrial and business development, as well as the length of time the site has been vacant despite active marketing.

5.41 Particularly relevant is the Council's consideration that, *"[l]arge business premises, with no supporting facilities or services are a difficult proposition for the private sector and Pacific Quay in particular has suffered from a lack of variety across the area, with almost all buildings being in class 4 office use"*.

5.42 Overall, the Council concluded that the proposed development would strengthen the range of facilities available for industrial and office development in Pacific Quay and approved the hotel under delegated powers.

5.43 These considerations are still relevant and particularly in relation to the subject site which has remained vacant for 32 years.

Extension to the Premier Inn (planning references: 16/02726/DC & 18/00330/FUL)

5.44 A proposed extension of the Premier Inn to create 59 new bedrooms was refused under delegated powers in May 2017 (planning reference: 16/02726/DC).

5.45 In April 2018, an updated application proposing 54 new bedrooms was approved under delegated powers (planning reference: 18/00330/FUL). This decision to approve further hotel beds was taken

following the adoption of the City Development Plan (2017), and therefore all the current adopted policies were applicable to the proposal.

- 5.46 This decision emphasises the Council's view that non-business uses are acceptable within the Pacific Quay SEIL.

Summary

- 5.47 The planning history demonstrates that the site has remained vacant and derelict for 32 years.
- 5.48 In addition, there is evidence that the Council have approved non-Class 4, 5 or 6 developments in the Pacific Quay/Creative Clyde SEIL in the recent past, including two hotel uses and residential units. The policy justifications outlined within these decisions, are relevant and applicable to the determination of the subject application.
- 5.49 The proposed uses are acceptable under the Scottish Enterprise Masterplan and the planning history demonstrates a clear delineation between the business uses to the north of Pacific Drive and the residential and commercial leisure uses to the south. The Masterplan seeks to reinvigorate the Pacific Quay area through the diversification of uses and the proposed development will deliver a mixed use development which will serve the wider Pacific Quay area and create activity and vibrancy, particularly out with office hours. Although the Planning Permission in Principle has expired, the Masterplan is a Material Consideration in the determination of this planning application and demonstrates that the proposed uses are acceptable.

6. DEVELOPMENT PLAN

- 6.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications are to be determined in accordance with the Development Plan unless other Material Considerations indicate otherwise.
- 6.2 The Development Plan in respect of the site comprises the ClydePlan Strategic Development Plan (approved in 2017) and Glasgow City Development Plan (adopted in 2017).

ClydePlan Strategic Development Plan (2017)

- 6.3 ClydePlan Strategic Development Plan was approved by Scottish Ministers on 24 July 2017.
- 6.4 ClydePlan focuses on creating a resilient city region which emphasises participative place making, delivers high quality places where people wish to live, work and invest and which supports healthy living through a strategy which is both realistic and deliverable.
- 6.5 The vision for ClydePlan is by 2036 for Glasgow and the Clyde Valley to be a resilient, sustainable compact city region attracting and retaining investment and improving the quality of life for people and reducing inequalities through the creation of a place which maximises its economic, social and environmental assets ensuring it fulfils its potential as Scotland's foremost city region.
- 6.6 The Spatial Development Strategy outlined within the Plan supports a presumption in favour of sustainable development that contributes to economic growth. This recognises the city region's legacy of development and infrastructure whilst acknowledging that maximising the benefit of those resources is fundamental to ensuring the long-term success of the city region. The Plan's Vision focuses on the 'Compact City Region' as a spatial land use model, with development directed to sustainable brownfield locations to recycle previously developed land with minimal extension of the city region's built up area.
- 6.7 Under the compact city model, priority is given to brownfield locations.

Clyde Waterfront

- 6.8 The Spatial Development Strategy focus is on a Development Corridor which includes Clyde Waterfront. In terms of the Clyde Waterfront, the Strategy highlights the amount of vacant and derelict land which provides opportunities for a range of co-ordinated actions by public and private sectors and the opportunity to reconnect communities with the River Clyde. The Strategy encourages the reuse vacant and derelict land and supports increased development densities to generate large-

scale economic activity and maximising the opportunities for sustainable travel between work and home.

Policies

- 6.9 ClydePlan outlines 20 related policies for development. The policies considered to be relevant to the proposals are assessed below:

Policy 1 – Placemaking

- 6.10 As outlined within the Conceptual Development Brochure, it is considered that a high-quality development can be delivered at the site, which will reinvigorate a long-term vacant site and meet key placemaking principles.
- 6.11 Beyond this, the proposals will generate a number of economic benefits including the creation of new jobs and significant investment. A number of ancillary services will also be provided such as retail and café/restaurant space which will serve the needs of the local offices and residents, and enhance the attractiveness of Pacific Quay for businesses. The creation of new high quality residential apartments to link with the existing and emerging residential community at Pacific Quay will create a number of community benefits for the area.

Policy 2 – Leadership

- 6.12 As evidenced by the length of time the site has remained vacant despite marketing for office uses, there is no demand to justify a standalone office development at the site.
- 6.13 This lack of market demand is a significant Material Consideration in the determination of this planning application, as without acceptance for other non-business uses at this site, it will remain vacant for the foreseeable future to the detriment of the area. This has been accepted by the development and investment sector, as well as key agencies. A limited amount of office floorspace has been included within the proposal which will be cross funded by the other uses which form part of the mixed use development.
- 6.14 Similarly, there is national policy support from Scottish Planning Policy (SPP) which introduces a presumption in favour of development that contributes to sustainable development, with due weight given to net economic benefit as well as making efficient use of existing capacities of land, buildings and infrastructure. In addition, SPP promotes the reallocation of business sites to enable alternative uses where these are underused.

Policy 3 – Glasgow and Clyde Valley City Deal

- 6.15 ClydePlan specifically highlights that the city region faces numerous challenges which act as barriers to economic growth including high rates of long-term unemployment and stalled development sites in key locations. City Deal is intended to assist in addressing these issues.

- 6.16 Three of the main aims of City Deal are to fund major infrastructure projects with the aim of creating thousands of new jobs, assisting thousands of unemployed people back to work and generating billions of pounds of private sector investment.
- 6.17 Pacific Quay will benefit from the delivery of a new South Bank pedestrian route between Cessnock Underground and Pacific Quay as well as a new North Bank cycle and pedestrian route connecting Glasgow University and the West End with Govan, Glasgow Harbour, the SECC, the Partick-Govan Bridge and the city centre. The proposed development would assist in activating these connections and regenerate long-term vacant land that may detract and deter the public from their use.
- 6.18 Overall, the proposed development would align with the key aims of City Deal in terms of providing employment, generating investment in the area and bringing stalled development sites in key locations back into active economic use. Similarly, the redevelopment of the site will increase the vitality and vibrancy of the area and ensure activation out with office hours, in line with the aims of City Deal.

Policy 5 – Strategic Economic Investment Locations (SEILs)

- 6.19 SEILs are identified within ClydePlan as priority locations to promote the Scottish Government's key economic sectors and Scottish Enterprise's locational priorities and are sustainable locations. Policy 5 states that local authorities should:
- Safeguard and promote investment in the SEILs to support their dominant role and function and to address opportunities / challenges identified in Schedule 3. This may include providing opportunities for the expansion or consolidation of these locations, where appropriate; and
 - Identify locations and circumstances when other uses commensurate to the scale of the SEILs non-dominant role and function will be supported. The "Implementing the Plan" and "Development Management" section of the Plan should be taken into account when considering non-dominant role / function uses within the SEILs.
- 6.20 In line with the above, it is considered that the proposed retail and commercial floorspace as well as the residential developments are of an appropriate scale which could be accommodated within the SEIL to complement and support the existing businesses in terms of the provision of amenities and creation of activity out with office hours. The residential use has been accepted within the SEIL as part of the Scottish Enterprise Masterplan and it is expected that some workers of the adjacent businesses could take up these residential apartments, fulfilling the Masterplan's vision of a vibrant neighbourhood where there are opportunities to live and work.

- 6.21 The proposed site is located within the Creative Clyde Enterprise Area SEIL which forms part of the Glasgow City Centre Cluster. Clydeplan denotes the following in terms of this SEIL:

Key Sectors (Dominant Role & Function)	Opportunities / Challenges
Creative and digital industries; visitor economy	This location provides development opportunities on both banks of the River Clyde. On the south bank, its Enterprise Zone status provides incentives to encourage further development for businesses operating within the creative and digital industries, as will the improved accessibility provided by Fastlink. City Deal investment will provide improvements in pedestrian/cycle accessibility. The Scottish Enterprise masterplan seeks a range of complementary uses such as retail, leisure, and residential, in order to create a night-time economy. Visitor economy activity is focused on the Science Centre. On the north bank, the Hydro/SECC is an established high quality location which focuses on visitor economy, including business tourism.

- 6.25 The following considerations justify the proposed development against Policy 5:

- The proposal includes office floorspace which supports the creative and digital industries function of the SEIL. The retail and café/restaurant element will serve the wider businesses, as well as the workers and patrons of the surrounding hotels, thus meeting the visitor economy function;
- Residential development has previously been approved within the SEIL (18/00191/FUL);
- The Scottish Enterprise Masterplan approves the principle of retail, commercial and residential uses in order to provide a mixture of uses at Pacific Quay, creating a night-time economy in particular. The retail and café/restaurant aspect of the Masterplan has not yet been delivered at Pacific Quay to the detriment of the amenity of the surrounding businesses;
- The site has been vacant for 32 years and is not actively contributing to safeguarding and promoting investment in the SEIL, on the contrary, the presence of a long-term, derelict and unusable site on a prominent site within Pacific Quay discourages confidence and investment in the SEIL;
- There is market demand for the proposed uses at the site which is not the case for the redevelopment of the site for office development;

- A purpose-built office block at the site is not viable, even in the context of incentives offered by the identification of the site as an Enterprise Area;
- Following a review of Creative Clyde in 2016, the initiative has evolved through the development of a city-wide approach to the creative industries sector. This change is a Material Consideration in the determination of this application.

6.26 Overall, it is considered that the uses proposed are appropriate within the SEIL, as they have previously been approved under the Scottish Enterprise Masterplan which remains a Material Consideration in the determination of this planning application. It is considered that given the lack of demand for offices at the site, the creation of this new mixed use development will greatly enhance the Pacific Quay area to the benefit of surrounding businesses as well as the existing and new residents.

6.27 Therefore, it is considered that the proposal is in line with the provisions of Policy 5 of the SDP.

Policy 7 – Enabling Delivery of New Homes

6.28 Policy 7 outlines that housing plays a fundamental role in the overall economic, social and environmental success of the city region, and ClydePlan is committed to supporting growth in this sector by creating high quality places which deliver the right type of homes in the right locations. This will be realised through the prioritisation of regeneration activities, the recycling of previously used land, and higher density development in support of the delivery of the Plan's compact city model, as well as through working with stakeholders to identify appropriate actions that contribute towards the delivery of new housing.

6.29 It is considered that the creation of residential apartments at the site will contribute to meeting the Council's five-year supply of effective housing land whilst regenerating a long-term vacant site within a sustainable location, close to existing employment hubs and within walking distance of the amenities of the City Centre. The apartments will complement the residential development to the south which is currently on site as well as the wider community.

6.30 Overall, it is considered that the proposed development complies with the applicable policies outlined within ClydePlan.

Glasgow City Development Plan (2017)

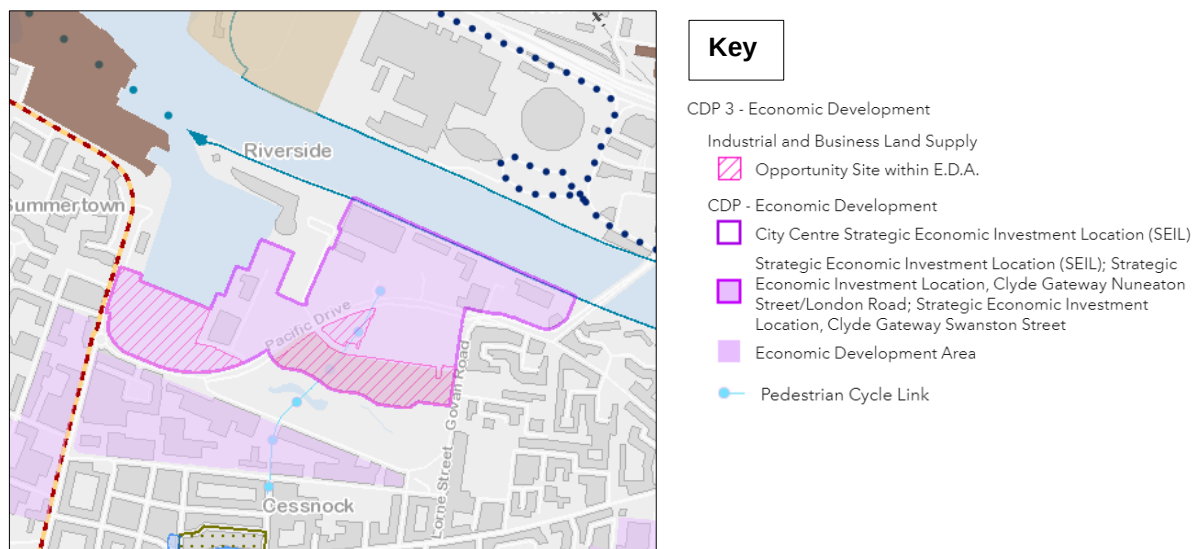
6.31 The Glasgow City Development Plan (CDP) was adopted on 29 March 2017 and provides the main planning policy framework for determining planning applications within the area. The Plan includes a Written Statement which focuses on the strategic vision, spatial strategy and overarching policies and this is supplemented by an interactive policy & proposals map.

- 6.32 Associated Supplementary Guidance also forms part of the wider Development Plan for the site and these documents are at varying stages of adoption. This guidance will contain the detailed material relevant to each of the Plan policies.

Site Allocation Considerations

- 6.33 The site is allocated under CDP 3: Economic Development and is within an Economic Development Area (Pacific Quay/Creative Clyde) and the Strategic Economic Investment Location (SEIL) – Pacific Quay/Creative Clyde. The site is also identified as an Opportunity Site within the EDA, forming part of the Industrial and Business Land Supply (Reference: 136701). The loss of the site from the Industrial and Business land supply will not have a significant adverse impact, as there is enough employment land to meet their supply target. Please refer to paragraph 6.61.
- 6.34 Transecting through the site is the Clyde Walkway (Pacific Quay to Cessnock) (Policy CDP 11, SG 11). An extract from the CDP Policy and Proposals Map is below.

Extract from Glasgow City Development Plan (2017) Policy and Proposals Map



- 6.35 Policies CDP 1: The Placemaking Principle and CDP 2: Sustainable Spatial Strategy and their respective Supplementary Guidance apply to all development proposals in the City.
- 6.36 Policy CDP 1 & Policy CDP 2 are analysed in more depth under the 'Design Considerations' section and 'Sustainability Considerations' respectively within this Planning Statement.

Proposed Use Justification

- 6.37 Policy CDP 3: Economic Development aims to promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth.

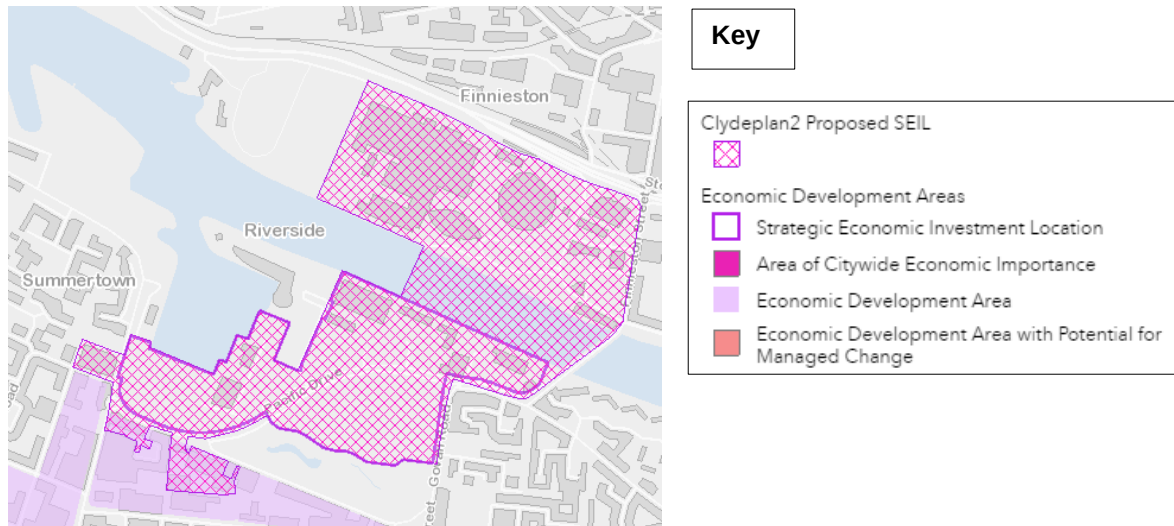
- 6.38 As well as promoting economic growth, the policy highlights other obstacles to be overcome including employability of residents, reducing the amount of vacant and derelict land and remediation as well as infrastructure. In addition, the policy notes that the Glasgow City Council Strategic Plan sets out that the City will need a resilient city economy and one of the aims relative to this is ensuring an improved supply of good quality and sustainable housing for the City.
- 6.39 The criteria to be met by development proposals, as prescribed under policy CDP 3 are outlined below, with the applicant's responses in blue:
1. Promote economic growth by:
- 6.40 a. directing development in the GEL key growth sectors to the River Clyde Development Corridor and the City's Strategic Economic Investment Locations (SEILs) set out in Figure 10;
- 6.41 The proposal includes office space and other ancillary services which will serve the wider offices in the area such as retail space and a café/restaurant in order to retain existing businesses and attract new businesses to the area. The proposed residential apartments will complement the wider SEIL, providing high quality and sustainable housing for Glasgow and ensuring activity outwith office hours, improving safety in the Pacific Quay area and realising Scottish Enterprise's vision of a vibrant place.
- 6.42 The proposed uses have been accepted in principle under the Scottish Enterprise Masterplan.
- 6.43 b. directing industry and business uses to the city's Economic Development Areas (see Policy and Proposals Map) and safeguarding the City's SEILs and Areas of City-Wide Economic Importance for these uses;
- 6.44 The site is located within an EDA and SEIL. The description of the SEIL within ClydePlan confirms that the Scottish Enterprise masterplan seeks a range of complementary uses such as retail, leisure, and residential, in order to create a night-time economy. Therefore the creation of office use is in line with the wider aims of the SEIL and the retail, café/restaurant, residential uses are acceptable within this SEIL given the overarching aim of the approved Scottish Enterprise Masterplan to approve complementary/ancillary uses to ensure activity and vibrancy out with office hours.
- 6.45 Within this context, it is important to note that the site has remained vacant for 32 years, and the incentives offered through the Enterprise Area have not resulted in an office use being viable at the site. The continued view that the site will come forward for business use has been tested over a significant number of years, with no such development coming forward.
- 6.46 c. Integrating other compatible, employment supporting land uses to Economic Development Areas in accordance with the findings of the Existing Industrial Areas Review and Supplementary Guidance;

- 6.47 As above.
- 6.48 d. supporting investment in new infrastructure and environmental improvements to unlock the development potential of constrained Economic Development locations including through the use of planning agreements;
- 6.49 The costs of the redevelopment of this long-term vacant site will be met by the developer. This would regenerate a site that has remained vacant and derelict for 32 years.
- 6.50 e. supporting and encouraging existing employment-generating business and industry;
- 6.51 The proposal will provide additional office floorspace for Pacific Quay, whilst the new retail, café/restaurant will serve the wider businesses and have a positive impact on the area. The provision of complementary amenities will assist in retaining existing businesses as well as enhance the attractiveness of the area to encourage new businesses to locate to Pacific Quay.
- 6.52 The mixture of non-business uses will create activity and vibrancy out with standard office hours which will be beneficial for the wider Pacific Quay area. Pacific Drive to the north of the site, represents a clear delineation between the Pacific Quay office uses to the north and a more leisure and residential focused area of Pacific Quay to the south.
- 6.53 2. Promote Glasgow as a Learning City by supporting the growth of Higher and Further Education Institutions and other training opportunities;
- 6.54 N/A
- 6.55 3. Ensure Glasgow's town centres are vibrant places, in which to live and work by;
- 6.56 a. reinforcing the role of the City Centre as the primary location within the City-region for retail, employment, leisure, tourism and evening economy uses; and
- 6.57 b. supporting the creation of employment opportunities within the City's town centres, in accordance with Policy CDP 4: Network of Centres and Supplementary Guidance;
- 6.58 The creation of high quality residential accommodation will benefit workers within the City Centre given the site's close proximity to employment hubs in the City. The scale of retail and café/restaurant floorspace proposed will serve the local Pacific Quay area and will not have an adverse impact on retailing in the City Centre. Given the lack of such services and amenities in Pacific Quay, the new shop and café/restaurant will greatly benefit the area.

- 6.59 4. Ensure the City has an adequate range of marketable sites to meet the current and future needs of incoming and existing businesses;
- 6.60 The site forms part of the Council's Industrial and Business Land Supply, however the site has been vacant for 32 years despite active marketing. A limited amount of office floorspace has been included within the proposal which will be cross funded by the other uses which form part of the mixed use development. It is clear from the long-term vacancy of the site, that there is no demand for a stand-alone office development at the site. Unless planning permission is granted for this development, the site is likely to remain vacant for the foreseeable future.
- 6.61 In terms of the impact of the loss of the site from the Council's Industrial and Business Land Supply, based on the 2018-19 marketable employment land supply (80.2ha) and employment land take-up (4.8ha), the Council currently have a 16.7 year supply of industrial and business land. Therefore, the loss of the subject site will not have a significant impact on the overall supply.
- 6.62 5. Support and improve the City's energy, transport and digital infrastructure; and
- 6.63 The site is located within walking distance of public transport nodes, employment destinations, as well as the amenities of the SEC and the City Centre. In terms of energy design, measures will be implemented to limit heat loss across the building envelope including efficient built form and high levels of insulation and airtightness. The Statement on Energy confirms that the proposed development will fully comply with CDP 5 and SG 5 and will be constructed to Gold standard, with a minimum 20% carbon dioxide emissions abatement using LZCGT. A feasibility report is included to consider which primary generation technologies will be further investigated as part of the design process and these include solar panels; solar thermal heating; CHP; geothermal/ground source heat; and air sourced heat pumps. Please refer to the Statement on Energy for further details.
- 6.64 6. Locate low amenity industrial operations on sites that will minimise the environmental impact on surrounding areas.
- 6.65 N/A
- 6.66 The associated IPG 3: Economic Development (February 2017) provides detailed advice on how policy CDP 3 can be implemented by seeking to safeguard existing businesses and jobs to meet the city's vision and objective and support the ongoing progress of the city's economy. However, the guidance is clear that it is "imperative" that the CDP's Placemaking and Sustainable Spatial Strategy principles, which are underpinned by their aspiration to deliver high quality places for people that sustain current and future livelihoods, are taken into consideration alongside this guidance.
- 6.67 IPG 3 remains only a Material Consideration until the associated SG 3 is adopted.

6.68 The associated map within IPG 3 is presented below:

Extract from IPG 3: Economic Development Map



6.69 The above map denotes that the site forms part of 'ClydePlan2 SEILs: Creative Clyde Pacific Quay (48.93 ha)' which takes in the areas on the south and north banks and the Council's Economic Development Area: Pacific Quay/Creative Clyde SEIL (19.70 ha) designation covers only the south bank.

6.70 In relation to the Council's Pacific Quay / Creative Clyde Enterprise Area SEIL, the guidance states:

6.71 *"On the south of the river, Pacific Quay/Creative Clyde Enterprise Area focusses upon promoting creative and digital industries within new and existing industry and business floorspace. **This was reinforced by the Scottish Government designating it a strategic Enterprise Area for creative industries.** On the north bank, the area around the SEC and SSE Hydro is predominantly focused upon the visitor economy. Future development proposals which reflect the distinct approaches taken for each side of the river will be supported".*

6.72 In reference to the section highlighted in bold, the Creative Clyde initiative has evolved following a review of the programme in 2016 and the creation of a city-wide approach to the creative industries sector. This change is a Material Consideration in the determination of this application.

6.73 In addition, the proposed ancillary retail, café/restaurant and residential elements will enhance the attractiveness of the SEIL for businesses, ensuring retention of existing employers and attracting new tenants.

6.74 In terms of SEILs outside of the City Centre, the guidance states that the Council will:

- (i) safeguard these areas principally to meet the requirements of key economic sectors; and
- (ii) support development proposals within Use Classes 4, 5, 6 and appropriate ancillary uses.

- 6.75 With regards to (i.), the proposed office will provide floorspace for new businesses within the key economic sectors to locate to the Pacific Quay area. In addition, the proposed retail, café/restaurant and residential apartments will complement the new office space, as well as provide ancillary services and accommodation for the wider Pacific Quay businesses within these key economic sectors.
- 6.76 Such amenities are extremely limited in the Pacific Quay area, therefore the new development will benefit existing businesses, whilst enhancing the attractiveness of the area for new businesses in these sectors.
- 6.77 Residential development is supported in principle under the Scottish Enterprise Masterplan which seeks to “grow the place” by incorporating a mixture of business and non-business uses. It is expected that some workers of the adjacent businesses could take up the residential apartments, fulfilling the Masterplan’s vision of a vibrant neighbourhood where there are opportunities to live and work. This will create activity and interest out with standard office hour which is currently lacking in the area. The creation of housing is also a key component of the Clyde Waterfront.
- 6.78 In term of part (ii.), this clearly states that the Council will support “appropriate ancillary uses” within the Pacific Quay SEIL. In terms of “alternative uses”, the guidance states that the Council will resist encroachment of uses which would undermine the attractiveness and viability of the areas and weaken the City’s ability to retain and attract investment. In order to protect the status of these locations, the Council will generally resist uses out with Class 4, 5 and 6.
- 6.79 However, the guidance adds that ancillary facilities which support industrial and business uses may be permitted where they enhance the attraction and sustainability of the area for industrial and business investment. Such facilities should be of a scale that is aimed primarily at meeting the needs of businesses and employees within the EDA.
- 6.80 It is considered that the proposed office floorspace is acceptable under this policy and the proposed retail and café/restaurant are ancillary facilities which will support the wider businesses in the area by providing complementary services to meet demand from workers. This will also enhance the attractiveness and sustainability of the area for industrial and business investment, benefiting both existing and future tenants. The principle of residential use was accepted under the approved Scottish Enterprise Masterplan which supports complementary uses to create more activity in the

Pacific Quay area out with office hours in order to create a vibrant neighbourhood where there are opportunities to live and work.

- 6.81 To illustrate this “ancillary facilities” argument, the Council approved the Premier Inn hotel at Pacific Quay in November 2012 and a subsequent hotel extension in April 2018. This site also forms part of the Pacific Quay/Creative Clyde SEIL. In 2012, the Council deemed the use was ancillary to the primary business and industrial functions and therefore met the requirements of policy IB 2 – Strategic Industrial and Business Areas (City Plan 2). Within the new CDP, these same areas are now known as SEILs due to their strategic allocation as part of ClydePlan.
- 6.82 The decision to approve the extension of the Premier Inn was taken by the Council in April 2018, which was after the adoption of the City Development Plan. Therefore, policy CDP 3 was adopted at the time of the decision. This demonstrates the Council’s support for ancillary uses within the Pacific Quay/Creative Clyde SEIL.
- 6.83 The guidance notes that the Council will support investment in SEILs in a number of circumstances. These are outlined below, along with the applicant’s response in blue:
- is consistent with the Scottish Government/Glasgow Economic Leadership and Glasgow City Council key economic sectors;
- 6.84 The proposal includes office floorspace to serve the key economic sectors. In addition, the retail and café/restaurant element will serve the wider businesses, as well as the workers and patrons at the surrounding hotels, thus contributing to the Tourism and Events sector.
- improves infrastructure, environment and operating conditions;
- 6.85 The ancillary uses will provide much needed services to the businesses at Pacific Quay, improving the current amenity within Pacific Quay. The proposal will redevelop a long-term vacant site and provide improvements in terms of landscaping and accessibility. The activation of the Pacific Quay to Cessnock pedestrian and cyclist link will create a safer environment for those using the connection.
- provides suitable sites and premises to attract incoming businesses;
- 6.86 The site has remained vacant for 32 years despite marketing for such uses, therefore there is evidence of no viable interest in the redevelopment of the site for offices. The proposal includes a limited proportion of office floorspace as part of the wider mixed use development, which will be available to incoming businesses.

- provides suitable sites and premises to accommodate relocating businesses, from elsewhere in the City; and

6.87 As above.

- is compatible with existing uses.

6.88 The proposal will complement the wider business uses, including the hotels, as well as the existing and new resident populations by providing additional office floorspace, as well as new apartments, retail and café/restaurant options to workers and the wider community.

6.89 Overall, the proposed development will deliver new office floorspace in line with the requirements of the SEIL, as well as ancillary services such as retail, a café/restaurant and residential apartments to complement the wider business park as well as the existing and emerging residential population, ensuring activity and safety out with office hours. The principle of these uses within the SEIL have already been accepted by the Council under the Scottish Enterprise Masterplan. It is therefore considered that the proposal is compliant with CDP 3 and IPG 3.

6.90 **Policy CDP 10 & SG 10: Meeting Housing Needs** aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

6.91 It is considered that the creation of residential apartments at the site will contribute to meeting the Council's five-year supply of effective housing land whilst regenerating a long-term vacant site within a sustainable location, close to existing employment hubs and within walking distance of the amenities of the City Centre. It is considered that the apartments will complement the CALA residential development to the south which is currently on site.

Design Considerations

6.92 **Policy CDP 1 & SG 1: The Placemaking Principle**, aims to improve the quality of development taking place in Glasgow by promoting a design-led approach whilst protecting the City's heritage.

6.93 The policy highlights the importance of taking a creative and holistic approach to regenerating buildings, sites and areas, and approaches should consider all the potential benefits that new development can bring.

6.94 It is contended that the proposed development will meet the criteria outlined within policy CDP 1, particularly in terms of making the City an appealing place to live, work and visit, providing high quality amenity to existing and new residents in the City, as well as bringing vacant and derelict land back into effective and economic use. There will be several amenity benefits for the wider businesses

and residents, with increased activity and vibrancy out with office hours, as well as passive surveillance at the Pacific Quay to Cessnock pedestrian and cycle link. Sustainability and energy considerations within the new buildings have been considered at this early stage to ensure the appropriate standards under CDP 5 and SG 5 are met. In addition, a Flood Risk Assessment (Stage 1) has been undertaken and demonstrates that the site does not lie within the 1 in 200-year floodplain of the River Clyde. It is recommended that Finished Floor Levels are agreed with the Council and SEPA.

- 6.95 The Conceptual Development Brochure provides an indicative site layout and sketches of the proposal to demonstrate the conceptual design. The final design details will be agreed in conjunction with the Council at the Approval of Matters Specified in Conditions (AMSIC) stage.

Transport Considerations

- 6.96 **Policy CDP 11: Sustainable Transport**, aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel.
- 6.97 The proposed development will ensure retention and activation of the Pacific Quay to Cessnock pedestrian and cycle link to promote active travel in the Pacific Quay area.
- 6.98 The site is within a high accessibility area in the inner urban area, close to a variety of public transport options as well as pedestrian and cycle paths including the Clyde Walkway. Bus services operate along Govan Road/Pacific Drive into and out of the City Centre, with Kinning Park Underground Station located approximately 800 metres to the south and access to Cessnock Underground Station located approximately 950 metres to the south. Exhibition Centre Railway Station is located 1km to the north of the site.
- 6.99 In line with SG 11, the proposed development will promote active travel through the provision of approximately 86 cycle spaces and appropriate EV charging points to meet the requirements of CDP 11 and SG 11. Travel Plans will be distributed to residents and workers to raise awareness of the sustainable travel opportunities in the area.
- 6.100 In terms of car parking, as the final tenants of the retail unit are not yet known, three options have been provided within the Conceptual Development Brochure. Please refer to the document for full details.
- 6.101 With regards to policy CDP 12 & IPG 12: Delivering Development, as Fastlink is already in place along Pacific Quay, Fastlink contributions are not applicable to the proposed development. This has been confirmed in discussions with the Council's Roads department in relation to surrounding planning applications. Details of open space and amenity are available within the Conceptual Development Brochure.

Sustainability Considerations

- 6.102 **Policy CDP 2: Sustainable Spatial Strategy**, aims to influence the location and form of development to create a 'compact city' form which supports sustainable development.
- 6.103 The policy states that the Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable city. In doing so, there are a number of criteria which proposals should meet. These are outlined below along with the applicant's responses in blue:
- 6.104 1. Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy;
- 6.105 The proposal accords with NPF and the SDP's Spatial Development Strategy. The redevelopment of a long-term vacant site in a sustainable location will create new office floorspace within a SEIL as well as ancillary uses to support the existing businesses within the SEIL as well as assisting in improving the attractiveness of the SEIL for new businesses. The residential component is in line with the vision of the wider Clyde Waterfront, and will create a more vibrant neighbourhood out with standard office hours as per the vision of the Scottish Enterprise Masterplan.
- 6.106 2. Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;
- 6.107 The Strategic Development Frameworks for the River and Govan & Partick are currently available in draft form, following conclusion of the associated consultation in February 2019. The revised versions were approved by the City Administration Committee in January 2020 and these will now be submitted to Scottish Government for scrutiny prior to their adoption as supplementary guidance.
- 6.108 The proposed development is in line with the principles of both SDFs in terms of regenerating vacant land on the river front and bringing it back into economic use through a mixture of uses; creating activity, vibrancy and footfall in this area, particularly in the evening; and creating connections from the wider Pacific Quay area to the waterfront for pedestrians and cyclists through feature landscaping.
- 6.109 Within Appendix B: River Room Placemaking Guide of the River Clyde Corridor SDF, under the "SEC and wider Area" section, the Council notes that this area would benefit from an increase in residential population and a finer grain of supporting commercial activity to create a vibrant waterfront destination.
- 6.110 3. Protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland;

- 6.111 See paragraph 6.58.
- 6.112 4. Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas;
- 6.113 See bullet point 2 above.
- 6.114 5. Protect and reinforce town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities;
- 6.115 See paragraph 6.58.
- 6.116 6. Support the regeneration and redevelopment of key housing investment areas;
- 6.117 It is considered that the creation of residential apartments at the site will contribute to meeting the Council's five-year supply of effective housing land whilst regenerating a long-term vacant site within a sustainable location, close to existing employment hubs and within walking distance of the amenities of the City Centre. It is considered that the apartments will complement the residential development to the south which is currently on site.
- 6.118 7. Utilise brownfield sites in preference to greenfield sites;
- 6.119 The site is brownfield and has been vacant for 32 years.
- 6.120 8. Prioritise the remediation and reuse of vacant and derelict land;
- 6.121 As above.
- 6.122 9. Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations;
- 6.123 The proposed development represents economic development in the form of local direct and indirect job creation during both the construction and operational phase which will contribute to employment in the city. The development also represents a significant investment in the City, which will meet the demands of the wider SEIL in terms of new amenities and accommodation, in line with the approved uses under the Scottish Enterprise Masterplan.

- 6.124 Therefore, the site is appropriate for this type of economic development given the lack of office demand despite continuous marketing and the site lying vacant for 32 years.
- 6.125 10. Contribute to the development of vibrant and accessible residential neighbourhoods;
- 6.126 The proposed development incorporates residential apartments to build new homes currently being built to the south, as well as local amenities for the surrounding businesses and residents. These new developments will create a vibrancy which is currently lacking at Pacific Quay out with office hours.
- 6.127 11. Support higher residential densities in sustainable locations;
- 6.128 Under Figure 7 of the River Clyde Corridor Strategic Development Framework, the site is included as an opportunity site for increasing density. It is considered that apartments would complement the approved CALA homes, as well as the surrounding context.
- 6.129 12. Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;
- 6.130 The proposed development will regenerate a brownfield site and provide green infrastructure within the proposed development to connect to the wider network.
- 6.131 13. Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme;
- 6.132 Although this application seeks Planning Permission in Principle (PPP) to confirm the acceptability of the proposed use classes, a Flood Risk Assessment (Phase 1) has been completed and submitted to assess the flooding risk of the site.
- 6.133 The assessment demonstrates that the site does not lie within the 1 in 200-year floodplain of the River Clyde. It is recommended that Finished Floor Levels are agreed with the Council and SEPA.
- 6.134 A full Flood Risk Assessment and Drainage Impact Assessment will be submitted with the eventual AMSIC application, once the final design details are known.
- 6.135 14. Support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation;
- 6.136 The activation of the Pacific Quay to Cessnock pedestrian and cyclist link as a result of the proposed development will create a safer environment for those using the connection to and from the Clyde Walkway.

- 6.137 15. Protect open space and provide for the development and expansion of the multifunctional green/blue network; and
- 6.138 Please see bullet 12 above.
- 6.139 16. Contribute towards the development of an active travel network and enhanced public transport accessibility within and between neighbourhoods, town centres and major employment destinations.
- 6.140 The site is sustainably located close to public transport hubs. The proposed development will activate the Pacific Quay to Cessnock pedestrian and cyclist link, incorporate cycle parking and EV charging points in line with SG 11 and Travel Plans will be distributed to residents and workers to raise awareness of the sustainable travel opportunities in the area.
- 6.141 **Policy CDP 5: Resource Management**, aims to ensure that buildings in new development are designed and constructed to be energy efficient and make use of low and zero carbon generating technologies.
- 6.142 The associated SG 5: Resource Management, requires a 38% improvement on current building regulation standards defined as:
- Gold Level 1 “Under the guidance to Standard 6.1” of the Scottish Building Regulations, the “Building Emission Rate (BER)) is to be 38% lower than the Target Emission Rate (TER) set by the 2015 Standards”.
- 6.143 Although this application seeks Planning Permission in Principle (PPP) to confirm the acceptability of the proposed uses, a Statement on Energy has been completed in line with SG 5 and CDP 5 to demonstrate that sustainability has been considered at this early stage and that the final design of the buildings to be submitted as part of the Approval of Matters Specified in Conditions (AMSIC) will demonstrate that the requirements of SG 5 will be met by the proposed development.
- 6.144 It is understood that the submission of an updated Statement on Energy confirming compliance with SG 5, will be a condition of any PPP.
- 6.145 The Statement on Energy confirms that the proposed development will fully comply with CDP 5 and SG 5 and will be constructed to Gold standard, with a minimum 20% carbon dioxide emissions abatement using LZCGT. A feasibility report is included to consider which primary generation technologies will be further investigated as part of the design process and these include solar panels; solar thermal heating; CHP; geothermal/ground source heat; and air sourced heat pumps. Please refer to the Statement on Energy for further details.

- 6.146 Overall, the proposed development will meet the relevant energy standards, whilst implementing appropriate landscaping to benefit the wider environment and community. The subject site is sustainably located, in close proximity to the City Centre, as well as variety of pedestrian, cycle and public transport options.

Water Environment

- 6.147 **Policy CDP 8: Water Environment**, requires applicants to demonstrate that proposals minimise and reduce flood risk; avoid any increased risk of flooding within the site or elsewhere as a result of the development; and avoid any increase in the quantity and rate of surface water run-off from any site. There is a strong presumption against development likely to have an adverse effect on the water environment, and should protect this environment wherever possible.
- 6.148 Although this application seeks Planning Permission in Principle (PPP) to confirm the acceptability of the proposed use classes, a Flood Risk Assessment (Phase 1) has been completed and submitted to assess the flooding risk of the site.
- 6.149 The assessment demonstrates that the site does not lie within the 1 in 200-year floodplain of the River Clyde. It is recommended that Finished Floor Levels are agreed with the Council and SEPA.
- 6.150 A full Flood Risk Assessment and Drainage Impact Assessment would be submitted with the eventual AMSIC application, once the final design details are known.

Summary

- 6.151 The above policy assessment demonstrates the following:

ClydePlan

- In line with Policy 5 of ClydePlan, the proposal includes office floorspace to support the creative and digital industries function of the SEIL, as well as a retail floorspace and café/restaurant to serve guests and workers within the surrounding hotels, thus meeting the visitor economy function. Residential development has previously been approved in the SEIL to the south of the site (18/00191/FUL) and the use is approved as part of the Scottish Enterprise Masterplan. The site forms part of the Clyde Waterfront which is identified in ClydePlan's Spatial Development Strategy and supports the redevelopment of vacant land and the creation of housing;
- The Creative Clyde initiative has evolved following a review of the programme in 2016 and the creation of a city-wide approach to the creative industries sector. Despite marketing for office uses, the site has remained vacant for 32 years, demonstrating a lack of demand for offices with such development not being viable.

City Development Plan

- The proposed development will deliver new office floorspace in line with the requirements of the SEIL, as well as much needed ancillary services such as retail and a café/restaurant to serve the wider businesses, hotels & growing residential population. The addition of this mixed use development hub, to include residential apartments, will generate activity out with office hours, creating vibrancy and improving perceived safety concerns at Pacific Quay. This is in line with the aims of the Clyde Waterfront and the overarching vision of the Scottish Enterprise Masterplan;
- The principle of the proposed uses within this SEIL has already been accepted by the Council under the approved Scottish Enterprise Masterplan, and a number of other non-business uses have also been approved within the SEIL on the basis of these being ancillary uses which serve and enhance the Pacific Quay/Creative Clyde SEIL. Material Considerations such as the length of time the site has been vacant, as well as the creation of a mixture of uses to contribute to a more vibrant neighbourhood have also been taken into consideration in the determination (See Planning History Section).

6.152 Overall, the proposed development accords with the Development Plan.

6.153 The policy arguments outlined within this Section of the Planning Statement, should be considered within the context of the Material Considerations considered in the next Section.

7. MATERIAL CONSIDERATIONS

- 7.1 The Material Considerations that are relevant to the determination of the planning application are outlined below.

Planning History Summary

- 7.2 The site has been vacant for 32 years, despite marketing for business uses. The surrounding planning history demonstrates that the Council have previously supported non-industrial and business uses within the Pacific Quay/Creative Clyde SEIL including hotels and residential development.
- 7.3 The Council have justified these decisions based on similar arguments progressed within this Planning Statement, in terms of the length of time the site has been vacant, the uses being deemed to be ancillary to the wider SEIL and would improve the attractiveness and sustainability of the area for industrial and business investment. Furthermore, the mixture of uses would create a more vibrant, mixed use neighbourhood.

Scottish Enterprise Masterplan Summary

- 7.4 The subject site is included within the Scottish Enterprise Masterplan and all the proposed uses have been approved in principle under this Masterplan. The approval of 203 mainstream residential dwellings at the site to the south was contrary to the approved Masterplan, however, was approved by the Council under a separate permission. This demonstrates a flexibility in the application of the approved Masterplan as well as a shortfall of 86 dwellings to be delivered, which can be accommodated at the subject site.

Office Demand at the Site

- 7.5 The site has been vacant for 32 years, despite being actively marketed for office development and incentives being offered to encourage businesses operating within the creative & digital industries to locate in the area.
- 7.6 The length of time that this prominent site has remained vacant is a significant Material Consideration in the determination of this application, as the requirement for office uses at this site is stifling development at Pacific Quay.
- 7.7 Following a review of Creative Clyde in 2016, the initiative has evolved through the development of a city-wide approach to the creative industries sector. This change is a Material Consideration in the determination of this application.

- 7.8 Contrary to the lack of demand for office development, there has been sustained interest for residential and hotel uses in the area.
- 7.9 A full commentary on office demand at the site is contained within the letter from the retained selling agents at the site (since 2013), Savills. This letter is submitted in support of the planning application and confirms that there is no appetite for office-led commercial development predominantly on the grounds of demand and viability, as marketing feedback has confirmed that a standalone retail or commercial development would not be financially viable. Please refer to this letter for full details.

Economic and Wider Community Benefits

- 7.10 The proposed development will regenerate a long-term vacant, brownfield site at a prominent location within Glasgow's Clyde Waterfront and bring back into economic use.
- 7.11 The proposed development will create a number of new direct jobs for the City in terms of employment within the office, retail and café/restaurant space, and will generate a significant level of investment in the area. A number of other indirect and supply chain jobs will also be created by the proposal.
- 7.12 In addition, new high quality residential accommodation will be delivered for the City in a sustainable location, to build on the vision of a unique neighbourhood where there are opportunities to live and work, creating activity and vibrancy out with office hours, in line with the overall vision for the Scottish Enterprise Masterplan which was to create a vibrant area of the City with a mixture of uses to contribute to the place-making agenda.

River Clyde Strategy

- 7.13 The Scottish Government recently announced an initiative to prepare a River Clyde Strategy that will maximise the full economic potential along the River Clyde in terms of attracting investment to the Clyde area, bringing vacant and derelict land back into productive use and improving the river for visitors, local people and communities.
- 7.14 The proposed development would assist in implementing this initiative.

Clyde Waterfront & City Deal

- 7.15 The Spatial Development Strategy outlined under ClydePlan, focuses on a Development Corridor which includes Clyde Waterfront.
- 7.16 In terms of the Clyde Waterfront, the Strategy highlights the amount of vacant and derelict land which provides opportunities for a range of co-ordinated actions by public and private sectors and the opportunity to reconnect communities with the River Clyde.

- 7.17 The Strategy encourages the reuse vacant and derelict land and supports increased development densities to generate large-scale economic activity and maximising the opportunities for sustainable travel between work and home.
- 7.18 The creation of additional housing at the site is supported by the wider Clyde Waterfront initiative.
- 7.19 The Clyde Waterfront element of the City Deal project, includes the objective to unlock the development potential of vacant and derelict sites for employment and housing. This includes delivering a new South Bank pedestrian route between Cessnock Underground and Pacific Quay as well as a new North Bank cycle and pedestrian route connecting Glasgow University and the West End with Govan, Glasgow Harbour, the SECC, the Partick-Govan Bridge and the city centre.
- 7.20 The proposed development would assist in activating these connections and regenerate long-term vacant land that may detract and deter the public from their use.

National Planning Framework (2014)

- 7.21 The National Planning Framework 3 (NPF 3) is a long-term strategy for Scotland. It is the spatial expression of the Government Economic Strategy, and of the plans for development and investment in infrastructure. NPF identifies national developments and other strategically important development opportunities in Scotland. It is accompanied by an Action Programme which identifies how we expect it to be implemented, by whom, and when.
- 7.22 The Plan's vision is a Scotland which is a successful, sustainable place; a low carbon place; a natural, resilient place; a connected place.
- 7.23 NPF 3 highlights the importance of the Scottish Government Economic Strategy which aims to stimulate economic activity and investment across all of Scotland's communities, setting out actions to accelerate economic recovery and provide jobs.
- 7.24 The Framework notes that vacant and derelict land in and around our cities presents a significant challenge yet also an opportunity for investment, where planning has an important role to play in finding new and beneficial uses for previously used land.
- 7.25 NPF 3 identifies the Creative Clyde Enterprise Area as an area of the city region which supports the development of a new, vibrant digital quarter on the Clyde waterfront, with regeneration a central focus of planning across this city region.
- 7.26 Pacific Quay currently lacks ancillary services such as retail and café/restaurants to serve workers in the area, and the lack of a residential population in the immediate locale means that the area is

quiet and lacks any activity out with office hours. The proposed development presents an opportunity to create a hub for workers and residents, creating a more vibrant waterfront in line with NPF.

Scottish Planning Policy (2014)

- 7.27 Scottish Planning Policy (SPP) was published on 23 June 2014 and sets out the national planning policies which reflect Scottish Minister's priorities for the operation of the planning system and for the development and use of land. SPP carries significant weight in the preparation of Development Plans and is a Material Consideration in planning decisions.
- 7.28 SPP introduces a presumption in favour of development that contributes to sustainable development, meaning that policies and decisions should be guided by a range of principles, of which giving due weight to net economic benefit is included, as well as making efficient use of existing capacities of land, buildings and infrastructure.
- 7.29 Of note, SPP considers that decisions should be guided by policy principles which include using land within or adjacent to settlements for a mix of uses, re-use brownfield land and locating development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local economy.
- 7.30 In terms of supporting business and employment, SPP outlines that planning should address the development requirements of businesses and enable key opportunities for investment to be realised. **SPP adds that business allocations should be flexible enough to accommodate changing circumstances and allow the realisation of new opportunities and give due weight to net economic benefit of proposed development.** Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered.
- 7.31 The subject site has been actively marketed for business for 32 years, with no viable interest. The proposal will create an element of office floorspace, as well as ancillary uses which will serve the wider businesses whilst providing new housing to create vibrancy and activity out with office hours, to 'grow the place' and make it more attractive to existing and new businesses.
- 7.32 The proposal is therefore in line with the provisions of Scottish Planning Policy.

Summary

- 7.33 The above section demonstrates that there are clear Material Considerations which fully support the grant of planning permission for the mixed-use development within the Pacific Quay/Creative Clyde SEIL.

8. CONCLUSIONS

8.1 This Planning Statement has been prepared by Icen Projects, in support of the application for planning permission for the creation of a mixed use development at Site 2E Pacific Quay. The proposed development is in accordance with the provisions of the Development Plan and is supported by several Material Considerations of significant weight.

8.2 The following conclusions can be drawn for the assessment outlined within this Planning Statement:

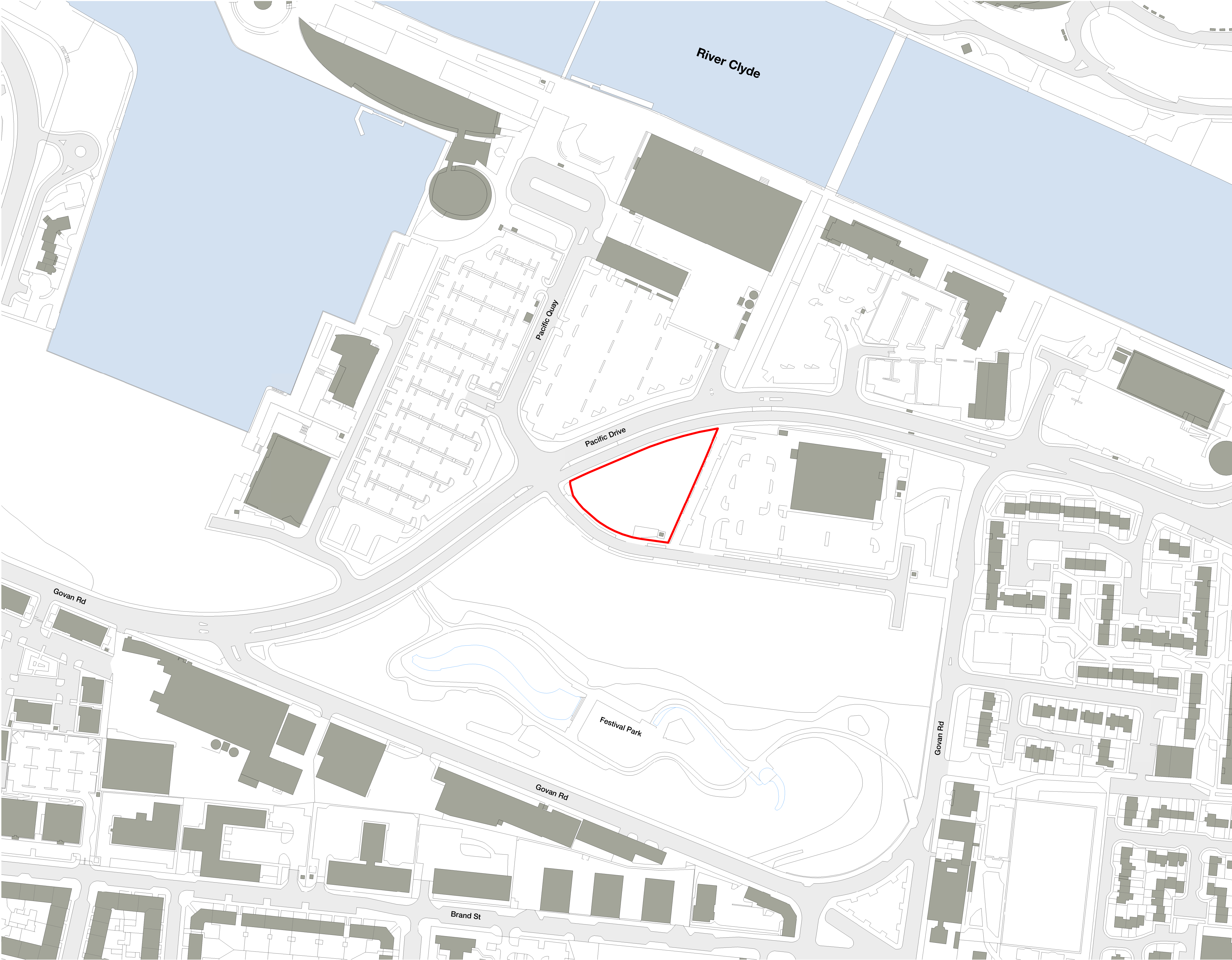
- The site has been vacant and derelict for 32 years, despite marketing for office uses, and several other non-business uses have been approved by the Council within the wider Pacific Quay/Creative Clyde SEIL. The letter from selling agents, Savills, provides evidence that there is no appetite for office-led commercial development predominantly on the grounds of demand and viability, as marketing feedback has confirmed that a standalone retail or commercial development would not be financially viable;
- The proposed development is appropriate within the Pacific Quay/Creative Clyde SEIL, as the office will provide floorspace for new businesses and the retail and café/restaurant will provide ancillary services to serve the wider businesses and make Pacific Quay more attractive for new businesses through the provision of amenities which do not currently exist.

The residential use will assist in growing the area to create a sustainable and vibrant community which will provide additional accommodation options and ensure activity out with office hours, in line with the aims of the Scottish Enterprise Masterplan and Clyde Waterfront;

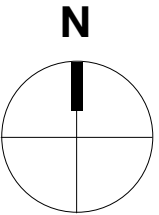
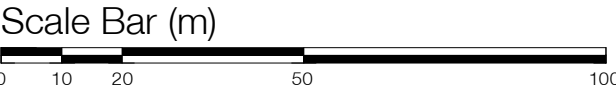
- The proposed uses have been approved in principle under the Scottish Enterprise Masterplan. Due to changing market conditions, the redevelopment of the site for office use is no longer appropriate given the length of time the site has remained vacant despite marketing for office uses. Following a review of Creative Clyde in 2016, the initiative has evolved through the development of a city-wide approach to the creative industries sector. Therefore, the Creative Clyde initiative is no longer active. This change is a Material Consideration in the determination of this application;
- There are clear economic and community benefits which will result from the redevelopment of the site for a mixture of uses. If planning permission is not granted, the site is likely to remain vacant for the foreseeable future to the detriment of the wider Pacific Quay area.

8.3 It is therefore respectfully requested that Glasgow City Council grant planning permission for the proposed development.

A1. SITE LOCATION PLAN



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KEY

Application Boundary

P1 - Issued for comment LBAN CMA 17/01/2020

Rev	Description	Drawn	Checked	Date
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Substability
For Information

Project
Surplus Property Solutions
Pacific Quay
Glasgow

Drawing
Existing Location Plan

Drawing Number					
Project ID	Originator	Zone	Level	Type	Role
PROJID	- RYD	- 00	- ZZ	- DR	- A
Project Number	Scale at A1	Status	Revision		
10042-00	As Indicated	S2	P1		



Site 2E Pacific Quay

Statement of Energy – Planning Permission in Principle, Scoping Submission

Resources Unlimited LLP			
Scope of Instruction: Energy Statement PIP Submission			
CLIENT: Surplus Property Solutions Ltd			
CONTACT: David Bowman			
DISTRIBUTION: Frank Colhoun, Pamela			
	Name	Signature	Title
Prepared by:	David Bowman		Partner
Checked by:	Elizabeth Darley		Solicitor
Authorised by:	Mark O'Dowd		Director
Date of Issue:	31/01/20		

Version Number	Date	Revision Details
1	31/01/20	Draft V1
2	05/02/20	Final

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1. Executive Summary

2. Introduction

3. Regulatory Appraisal

4. Technology Appraisal

5. Conclusion

Appendix A

Appendix B

1. Executive Summary

REGULATION AND POLICIES

The assessments within this statement are benchmarked against the following regulations, policies and guidance:

- Glasgow City Development Plan CPD5: Resource Management;
- City Development Plan SG5 Resource Management – Supplementary Guidance;
- Scottish Building Regulations 2015;
- Section 6 (Energy) of the Scottish Technical Handbooks; and
- BREEAM (Building Research Establishment Environmental Assessment Method).

Executive Summary

The proposed development at Pacific Quay aims to support the Scottish Government and Council's policies on Energy and Sustainability.

The development will be constructed to reach a **Gold** standard and will fully utilise proposed further investigation into **new district heating network** options relating to the site, as required by, and in compliance with, Policy CDP 5 of the Glasgow Development Plan and supplementary guidance SG5 Resource Management.

The report goes further to confirm the proposed development's compliance by detailing the findings of a specific **on-site Low or Zero Carbon Generation Technology ("LZCGT")** assessment and presents its findings for further investigation which will be, in collaboration with the Council's planning guidance and consultation, incorporated into the design submissions of the buildings, wherever viable.

The report also highlights that **site heat demand investigations** will be carried out by the design team and recommendations made to the Council where viable.

The proposed on-site LZCGT for the development, which will be detailed in full within the applicant's detailed planning energy statement submission, will at this stage be investigated between **stand alone or blended onsite rooftop solar panels, solar thermal heating, Geothermal/Ground Source Heat, Combined Heat & Power and Air Sourced Heat Pumps**.

2. Introduction

The unique aspects of this development offer an exciting opportunity to meet and exceed the sustainability and energy requirements of the City of Glasgow's planning policies.

In keeping with Glasgow's tradition of building communities based on high quality living and working space, the designers have sought to embed a 21st century approach to sustainable building design. As such, this development offers a unique opportunity for the Council to demonstrate developers meeting their sustainability and energy thresholds.

The development will be a new mixed use/office/residential development located to the south west of Glasgow City Centre on the southern bank of the River Clyde.

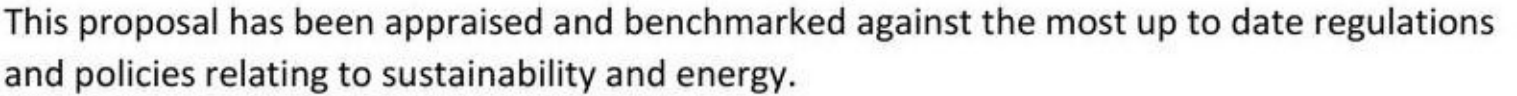
The development aims to achieve an A rated Energy Performance Certificate (EPC) while also complying with the energy requirements of the Scottish Building Standards and Policy CDP 5 of the Glasgow Development Plan.

Furthermore, the development will be registered under the Building Research Establishment's Environmental Assessment Method (BREEAM), which will further enhance the energy performance of the building, while also addressing the wider sustainability issues. However, the final rating is yet to be determined.

In response to Policy CDP 5, Resources Unlimited LLP will complete an energy model to define an energy strategy that achieves compliance with Section 6 of the Scottish Technical Handbooks, including the opportunity for district heating, and potential for renewable technologies. It is proposed that these detailed assessment findings will be submitted to the Council during the course of the planning application process.



3. Regulatory Appraisal – Development Plan



For example, The Glasgow City Development Plan (“CDP”) is the most up to date statutory Local Development Plan for Glasgow. Adopted on 29th March 2017, it supersedes the previous plan Glasgow City Plan 2 and is designed to help residents and communities understand, and get involved in, the planning issues affecting their area by outlining land use strategy. It also serves as a benchmark for the statutory basis for assessing planning applications.

Sustainability is found at the heart of each of the CDP's guiding principles from Placemaking CPD1 to Delivering Development CPD2. Sustainability in terms of Energy Strategy is specifically dealt with by Resource Management CPD5 as demonstrated by the diagram opposite.

A Statement of Energy (SoE) is required in support of applications that require to address Low Carbon Generating Technologies (LZCGTs) and Heat Networks and Energy Centres. A fillable SoE template is provided by the Council for this purpose. This will be checked at the planning application stage and if granted, will be conditioned to achieve these outcomes. This information will be provided to the Council, in detail, by the applicant during the planning application process.

3. Regulatory Appraisal Continued

DISTRICT HEATING

The Scottish Government are, by **2020**, targeting **11%** of non-electrical heat demand to be met by renewable sources and by **2032**, their target is to have **35%** of heat for domestic buildings and **70%** of heat and cooling for non-domestic buildings supplied using low carbon heat technologies, where technically feasible.

In this regard, the Council is keen to facilitate and encourage **Combined Heat and Power and District Heating systems** and to work towards improving the energy efficiency of, and reducing fuel costs for, all homes in the City. In this regard they have provided details of the installed, planned and Greatest Potential zones where policy is to implement these technologies in these areas as a priority

This is reflected in CPD5 which highlights that the Council expects that the feasibility of delivering district heating/connecting to existing schemes, and the potential to extend such a system to adjacent uses/sites, as part of a local heat network, will be fully evaluated by developers during the design of new development and incorporated into the design where viable. The Council will support proposals by developers who wish to connect to existing district heating schemes.



3. Regulatory Appraisal Continued

LOW AND ZERO-CARBON GENERATING TECHNOLOGIES

Justification for the chosen technology must be provided in the form of a **feasibility study**, including consideration of the design and visual impact of the selected solution.

The Council requires, via CPD5, that new buildings must also now include low and zero-carbon generating technologies (LZCGT) to offset a proportion of emissions arising from their use.

In doing this, the Building Standards Technical Handbook Section 7: Sustainability, sets the appropriate labels that buildings should receive.

The specified level of sustainability for a dwelling or non-domestic building as set out is **Gold** – where the building complies with the Gold level in each of the 8 aspects in the handbook and includes a **minimum 20%** carbon dioxide emissions abatement through the use of LZCGT.

The SG 5 document lists the technologies opposite as eligible solutions.

BIOMASS 01

A renewable energy source, generated from burning wood, plants and other organic matter, such as manure or household waste.

MICRO – HYDRO/WIND 02

A type of hydroelectric or wind power that typically produces from 5 kW to 100 kW of electricity using the natural flow of water or wind.

HEAT EXCHANGE/RECOVERY 03

Heat transferred between two or more fluids or energy recovery ventilation system

SOLAR 04

Radiant light and heat energy from the Sun that is harnessed using a range of ever-evolving technologies

GROUND/AIR/WATER SOURCE HEAT 05

Infrastructure to extract heat from the ground, air or water.

GEOTHERMAL 06

Heat derived within the sub-surface of the earth



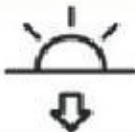
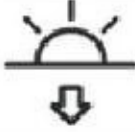
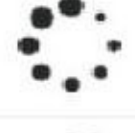
4. Technology Appraisal - LZCGTs

LOW AND ZERO CARBON GENERATION TECHNOLOGY FEASIBILITY REPORT

This section is the product of a low carbon and renewable technology feasibility study carried out by Resources Unlimited LLP for the development.

Water sourced heat pumps, and hydroelectricity have been excluded from the assessment as there is no body of water on or within feasible proximity to the site. Fuel cells have also been excluded as this technology would result in a significant technical, commercial and economic risk to the project.

The Table below presents the results for all other eligible technologies listed under Supplementary Guidance SG5.

	ICON	DETAIL	ANALYSIS	RECOMMENDATION
01 ROOFTOP SOLAR PANEL		Building mounted solar photovoltaic panels	Limited roof space, design would require sufficient space	To be further investigated
02 SOLAR THERMAL HEATING		Building mounted solar connectors	Limited roof space, design would require sufficient space	To be further investigated
03 WIND TURBINES		Micro roof mounted wind powered generation station	Visual impact would likely not get through planning	Option eliminated
04 BIOMASS		Biofuel to power heat	Smoke effects unlikely to get through planning	Option eliminated
05 CHP		Combined Heat & Power	Depending on heat demand, could be viable	To be further investigated
06 GEOTHERMAL/GROUND SOURCE HEAT		Thermo-refrigeration from boreholes/ground heat sink	Ground area restrictions to be assessed	To be further investigated
07 AIR SOURCED HEAT		Thermo-refrigeration cycle using air heat sink	Potential to provide heat and cooling and achieve energy and Co2 compliance	To be further investigated

4. Technology Appraisal – District Heat Networks

DISTRICT HEATING APPRAISAL

In accordance with Policy CDP 5 and SG5, this section of the SoE presents the results from district heating analysis for the proposed Pacific Quay development.

HEAT MAP AND EXISTING/ PROPOSED HEAT NETWORKS

The **Scottish Government Heat Map** illustrates that the development is not in a high heat density area (see Appendix A).

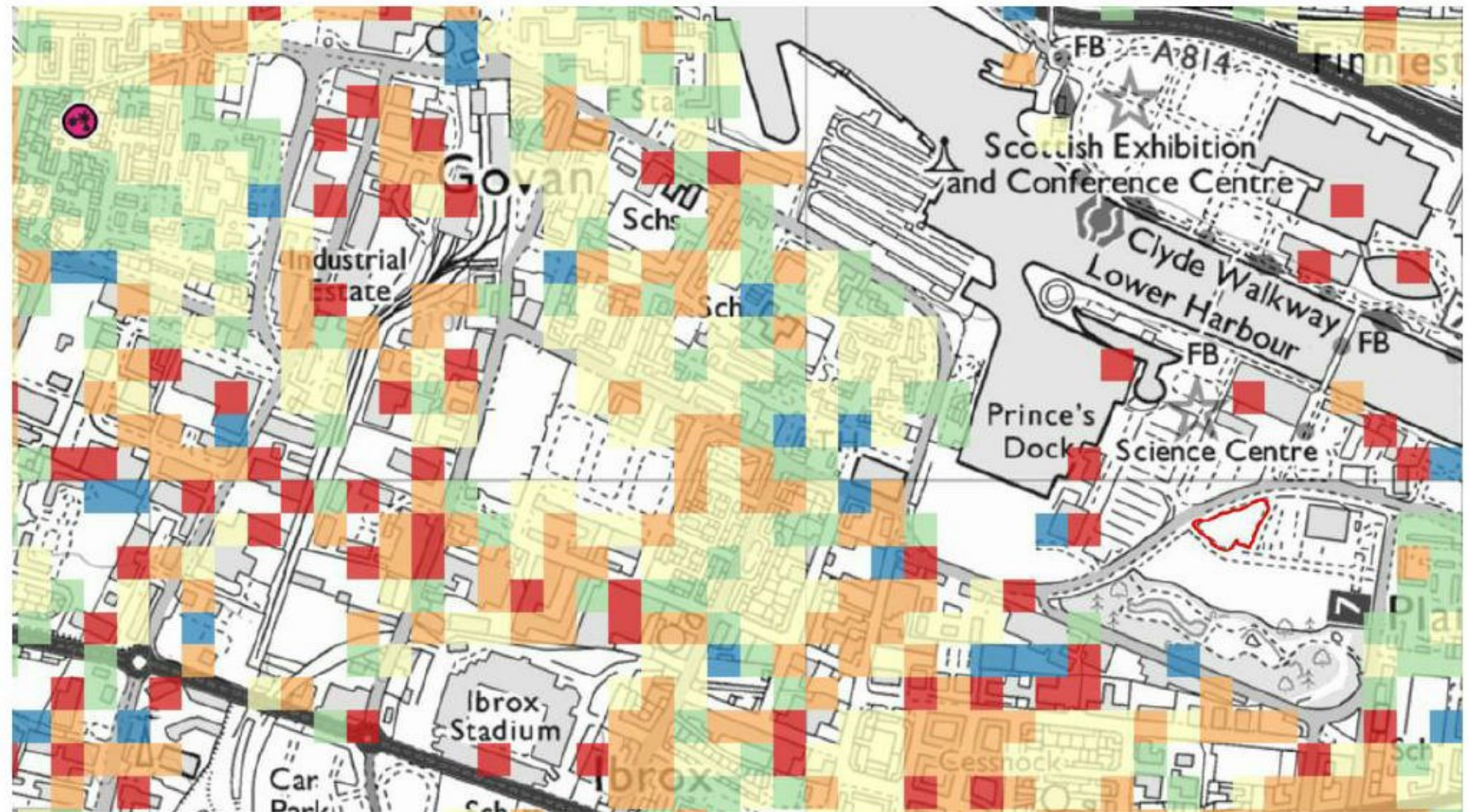
The heat map also confirms that the **closest district heating network is at Greenfield Street, Govan**. This existing heat network is however over 1.85km away and as such extending this network to serve Pacific Quay is **not environmentally or commercially viable**.

There are therefore no nearby heat networks that the proposed development at Pacific Quay can connect to.

SITE HEAT DEMAND

Resources Unlimited LLP will complete detailed work to identify key energy demands for the proposed development. The results from our energy modelling will confirm that the largest energy uses. The analysis will also confirm the building heat and cooling loads and compare them against typical energy demands of modern mixed use, residential and office developments.

The analysis will conclude whether or not the development has a high heat demand, and if **the creation of a new district heating network** is an environmentally or commercially viable energy strategy for the development. This will demonstrate whether development should facilitate the creation of a new district heating network within the local area.



4. Technology Appraisal – Energy Strategy

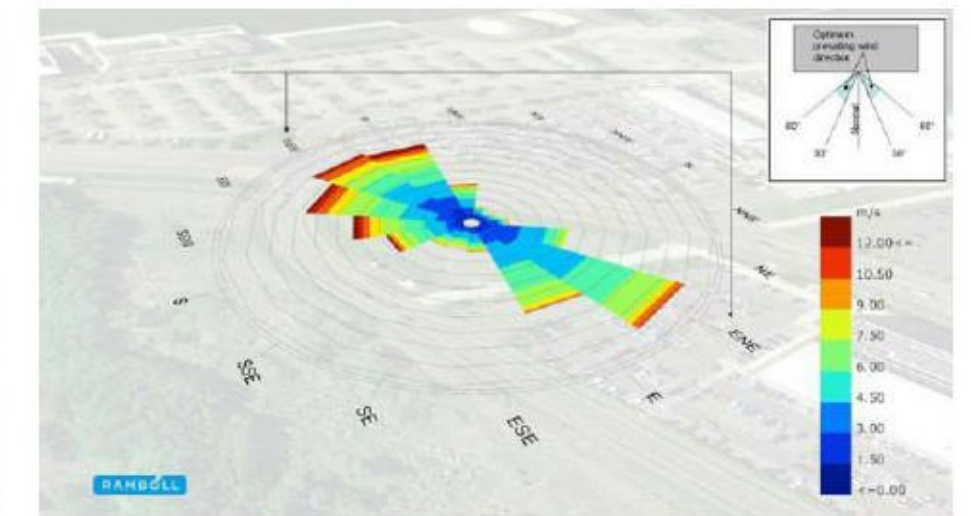
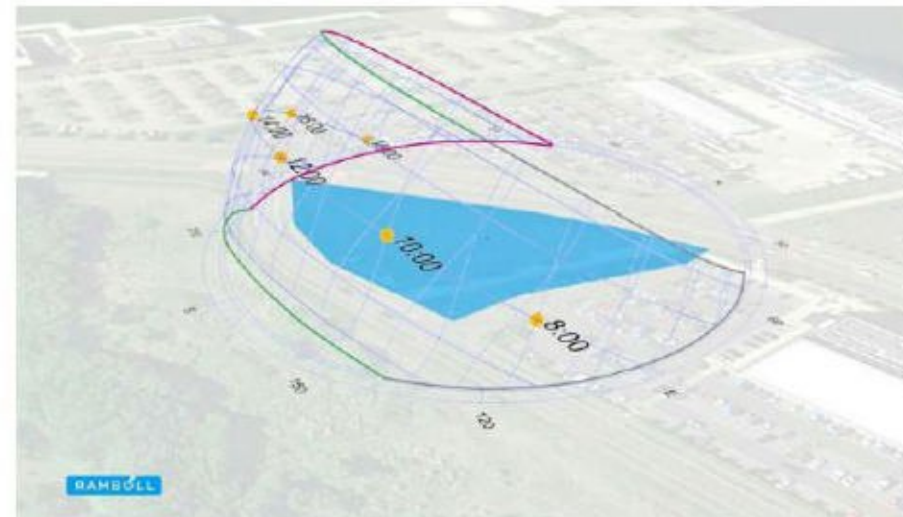
ENERGY STRATEGY

Appendix B of this document prepared by Ramboll details **the Low Carbon Objectives** for Sustainable Construction via a Massing Analysis carried out for the development. This includes minimising solar heating to the building in periods where the weather is already hot, managing sunlight and daylight access and natural ventilation. The document also highlights where the use of Environmental Assessment Methods will be used to make the sustainability of the buildings as energy efficient and environmentally friendly as possible via the **BREEAM and RIBA processes**.

The proposed development aims to minimise CO2 emissions to the atmosphere arising from the operations of and within the building.

To minimise CO2 emissions, the following energy hierarchy has been applied to the design strategy of the development:

1. Minimising energy consumption through **passive design measures**
2. Supplying energy efficiently through **active systems**
3. Maximising energy generation from **on-site low or zero carbon (LZC) energy sources**



5. Conclusion

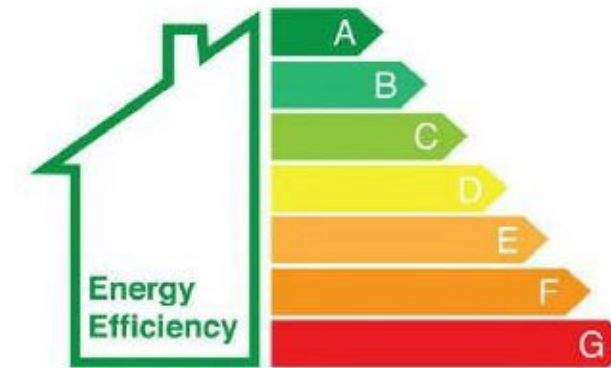
The development aims to achieve an **A rated Energy Performance Certificate (EPC)** and **BREEAM** certification well as **Gold Standard** in each of the 8 aspects required by the **Building Standards Technical Handbook Section 7** by including a minimum **20%** carbon dioxide emissions abatement through the use of LZCGT.

LZCGT have been assessed with the primary generation technologies to be further investigated as part of the design process to be:

- Solar Panels;
- Solar Thermal Heating
- CHP;
- Geothermal/Ground Source heat; and
- Air Sourced Heat Pumps

Existing District Heating has been scoped out of the proposed further investigations due to no existing networks within a commercial distance from site however the viability of a **new district heating network** being developed will be fully investigated.

The conclusion of this report is that the proposed energy strategy for the Pacific Quay Development will comply with Policy CPD 5 of the Glasgow Development Plan.



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Appendix A

Scotland Heatmap

Reporting Area

Heat Demand

Total Heat Demand: 0 kWh/yr
Public Heat Demand: 0 kWh/yr
Energy Supply: 0

Summary Information

Area: 0.005 km2
Report Centre: X: 256652 | Y: 664932
Diameter: NaN m

Additional Information

Local Authorities Covered:
Glasgow City

Data Zones Covered:
S01009862



Great care has been taken to ensure the Scotland Heat Map is as accurate as possible. However, with such a large data set, errors will occur. By using Scotland heat map interactive you accept the data as is. The Scottish Government or any data provider is not liable for costs arising from using this data.



Appendix B

Low Carbon Objectives For Sustainable Construction Massing Analysis

Annual sunpath

Minimise large areas of west facing glazing to prevent direct solar heat entering the building in summer afternoons when inside is already hot. Maximise north light which is diffuse (reduces glare risk) and lower heat gain (reduces cooling load). Long elevations facing north / south allows potential for shading of detrimental high angle summer sun with simple fixed horizontal shades / overhangs while allowing access to beneficial low angle winter heat gains. Direct solar altitude exposure by façade orientation:

East	0-41°
South	4-56°
West	0-41°

Sunlight access

Sunlight access (ie direct light from the sun) is desirable in living and kitchen areas. The current proposed massing has been assessed against BRE good practice sunlight access criteria. The results shown below show very close to full compliance suggesting excellent sunlight access is achievable.

Daylight access

Daylight access (ie diffuse light from the whole sky) is desirable in living and kitchen and bedroom areas. The current proposed massing has been assessed against BRE good practice daylight access criteria. The results shown below show very close to full compliance suggesting excellent daylight access is achievable.

Prevailing wind

Prevailing WSW and ENE wind directions so potential for effective natural ventilation on a north / south or east / west orientated building.

Use of Environmental Assessment Methods

We have a broad wealth of experience in Environmental Assessment Methods and have assessors with engineering backgrounds who can assess from a practical standpoint and thus ensure the process and credit requirements are robust and practical. We believe the process should be efficient and as such we have several evidence templates that the design team can use to ensure evidence is in the correct format thus making the process as efficient as possible.

From Ramboll's experience, high Breeam ratings are often more difficult to achieve in practice than initially considered, as the detail of credits is not thoroughly understood at the pre assessment stage. Many credits are assumed as aspirational but as detailed design unfolds, and the full requirements are realised, credits are often dropped as unpractical.

Assessors hold workshops with all stakeholders early in the design process to communicate credit requirements. A credit tracker is used, highlighting credits red, amber or green depending on the likelihood of scoring. We present a number of routes to achieve the required rating to the quantity surveyor, which can be separately costed, and the most efficient solution taken forward.

Our approach to delivering a robust energy and sustainability assessment rating is as follows:

Stage 1: Pre Assessment (RIBA Stages 1-3)

- Lead BREEAM workshop with design team to review credit criteria, underline responsibilities and estimate potential score
- Issue of assessment report with details of estimated energy use, BREEAM rating, targeted credits and action plan for design team
- Recommend 5% additional credits sought as safety net at this stage

Stage 2: Design and Procurement Assessment (RIBA Stages 4-5)

- Focus meeting with design team to review required evidence
- Evidence tracker circulated to keep team up to date with the latest score
- Engage with design team to provide advice during detailed design phases
- Following the first submission of evidence, an interim report will be issued with recommendations for amendments where necessary
- A second round of evidence allows the design team to improve on their initial submission

Stage 3: Post Construction Review (RIBA Stages 6-7)

- BREEAM focus meeting with project manager / contractor team to review what is required to achieve targeted credits
- Engage with contractor to provide advice during construction phases
- Before the final submission to the BRE the report is issued in draft form to the client and project manager to allow for final changes
- We have experience of BREEAM outstanding and zero carbon projects and exemplary low energy designs across public sector, commercial and residential projects

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ANNEX A: STATEMENT ON ENERGY

This Statement on Energy analyses the energy and CO2 savings that can be achieved by utilising energy efficient design, practice and technologies from the outset of a proposed development. This form should be completed by a registered SAP assessor (for domestic) or Low carbon energy assessor (for non-domestic). This form is for planning applications **submitted after 1 September 2018**.

A. Sustainability level to be achieved	
Option 1 Gold Hybrid ☒	Option 2 Nearly Zero Emissions ☐ Option 3 Net-Zero Carbon ☐
B. Planning Application Number and Summary of Development	
Creation of mixed-use development to include business, residential, retail and café/restaurant uses with associated access, car parking, landscaping and other works (Application for Planning Permission in Principle, only)	
C. Energy Efficient Design Measures	
Please explain the key energy efficient design features, including materials.	
Please refer to the Statement on Energy which includes indicative measures to demonstrate that the final design of the scheme will be compliant with Policy CDP 5 and SG 5 of the City Development Plan. Design details will be finalised in liaison with Glasgow City Council as part of the future Approval of Matters Specified in Conditions (AMSIC) application.	
D. Energy Efficiency Measures	
Please explain the measures utilised (e.g. BMS, smart meters, controls, specification, etc.)	
Please refer to the Statement on Energy which includes indicative measures to demonstrate that the final design of the scheme will be compliant with Policy CDP 5 and SG 5 of the City Development Plan. Design details will be finalised in liaison with Glasgow City Council as part of the future Approval of Matters Specified in Conditions (AMSIC) application.	
E. Decentralised Heat	
Is there an existing or proposed decentralised heat network in this area?	YES ☐ NO ☒
If yes, will the development link to the decentralised heat network?	YES ☐ NO ☒
If the development will not link in to an existing or proposed decentralised heat network please explain why below:	
This element of the development is at feasibility stage and will be confirmed at a later date.	
If there is no proposed or existing decentralised heat network available, will the development install its own decentralised heat network?	YES ☒ NO ☐
If yes, please describe the proposed network below:	
If no, please explain why not below:	
What is the main heating source?	

F. Low and Zero Carbon Generating Technologies (LZCGT): Proposed Technologies

Please tick chosen LZCGT:

Photovoltaics	☒	Solar thermal	☒	Geothermal	☒
Micro-wind	☐	Air source heat pump	☒	Biomass	☐
Micro-hydro	☐	Ground source heat pump	☒	CHP	☒
Fuel cells	☐	Water source heat pump	☐	Heat Exchange & Recovery Systems	☐
Other (please name)					

Please explain why this is the most appropriate LZCGT for the development including reference to: design considerations (see SG1: Placemaking); size of the scheme; expected output in energy consumption (kWh per year); carbon emissions savings when compared with non-renewable energy source (tonnes of CO2 per year); and its location in relation to other buildings on-site and any sensitive receptors on or off-site.

These selected LZCGTs are all at feasibility stage.

G. Estimated Energy Consumption of the Development

Using the Standard Assessment Procedure Energy Rating (SAP) for dwellings and the Simplified Building Energy Model (SBEM) for all other developments, please supply the following:

1	The Target Emissions Rate (TER) , which is an output from the SAP/SBEM calculation.	TBC design stage
2	The Compliant Dwelling or Building Emissions Rate (DER/BER) , which is the predicted CO2 emissions for the actual proposal, which includes the low and zero carbon generating technology (LZCGT).	TBC design stage
3	Re-calculation of the DER/BER without the low and zero carbon generating technologies.	TBC design stage
4	The percentage reduction in carbon due to renewables: [[1-(Step 2 + Step 3)) x100]	TBC design stage

Note:

When calculating the energy contribution and CO2 emissions saved from the LZC installation the following rules should be applied:

1. The net yield of the LZC installation(s) must be used (i.e. subtract any CO2 related to the energy used by the LZC technology itself such as pumps, inverters, controllers, etc).
2. The percentage CO2 savings should be calculated using the following assumptions:
 - a. It should be assumed that renewable heat energy is displacing natural gas.
 - b. Renewable electrical energy is displacing grid electricity at the national CO2 conversion rate.

H. Estimated Annual Energy Consumption of the Development

Gas consumption (kWh per year)	TBC design stage
Electricity consumption (kWh per year)	TBC design stage
Others fuels (annual units, depending on the source fuel)	TBC design stage

I. SAP/LCEA Assessors Details

Name of SAP/LCEA assessor	TBC following selection process finalisation
Name of SAP/LCEA assessor company	TBC following selection process finalisation
Name of SAP/LCEA assessor protocol body and registration details	TBC following selection process finalisation

[Print](#)[Email](#)

Surplus Property Investments Ltd

**Development at Riverside near
Pacific Quay, Glasgow**

Flood Risk Assessment – Stage 1

FINAL V1.3

February 2020

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1 Introduction

Kaya Consulting Limited was commissioned by Surplus Property Investments, through Iceni, to undertake a Stage 1 Flood Risk Assessment in support of a mixed-use development in Riverside just off Pacific Drive in the Pacific Quay area of Glasgow.

The site currently consists of an area of disused, brownfield land located within the wider commercial Pacific Quay development. The Pacific Quay development area is part of the Glasgow City Development Plan and is a Strategic Economic Investment Location suitable for development. The site measures approximately 0.5 hectares in area. The site is triangular in shape.

The site is bounded to the east by an adjacent hotel and restaurant complex, to the south by an access road, undeveloped brownfield and the Festival Park. The site is bounded to the west and north by Pacific Drive and other buildings that form part of the Pacific Quay development such as the BBC Glasgow Studios and the Glasgow Science Centre.

The River Clyde flows in a westerly direction through the centre of Glasgow, approximately 180m to the north of the site. The River Clyde is one of the largest watercourses in Scotland and drains a catchment in excess of 1,900km². The river is tidally-influenced adjacent to the site.

Consultation of the SEPA flood map indicates that there is potential for flooding from the River Clyde within 100m of the site. This same mapping also highlights potential surface water (pluvial) flooding close to or within the site. SEPA Flood Maps were undertaken at a national scale and are not suitable for assessing the flood risk to individual sites. A more detailed assessment is therefore proposed.

The scope of work includes the following:

- Review of historical maps and available historical records;
- Review of previous flood studies of the River Clyde;
- Assessment of risk of flooding from fluvial and tidal sources;
- Assessment of risk of flooding from surface water runoff;
- Assessment of risk of flooding from other sources, including groundwater;
- Preparation and submission of a technical report summarising findings of the study and recommendations.

Information made available to Kaya Consulting Ltd. for the study includes the following:

- Site location map;
- Indicative development proposals; and
- LiDAR DTM data.

A general location map of the site is shown in Figure 1.

The work carried out to assess the flooding risk of the site and main findings of the study are summarised in the following sections.

Figure 1: General location of the site.



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2 Legislative and Policy Aspects

2.1 National Planning Policy

The current version of the Scottish Planning Policy (SPP) was published in June 2014 and replaces the previous version which was published in February 2010. The SPP sets out national planning policies which reflect Scottish Government's priorities for operation of the planning system and for the development and use of land. It relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

The National Planning Framework (NPF3) provides a statutory framework for Scotland's long term spatial development and sets out the Scottish Government's spatial development priorities for the next 20 to 30 years. The SPP sets out the policy that will help to deliver the objectives of the NPF3.

Relevant extracts from the SPP concerning flood risk are listed below:

Policy Principles

255. *The planning system should promote:*

- *a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted effects of climate change;*
- *flood avoidance: by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high risk areas;*
- *flood reduction: assessing flood risk and, where appropriate, undertaking natural and structural flood management measures, including flood protection, restoring natural features and characteristics, enhancing flood storage capacity, avoiding the construction of new culverts and opening existing culverts where possible; and*
- *avoidance of increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.*

256. *To achieve this, the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity.*

257. *Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided that they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems.*

Key Documents

- *Flood Risk Management (Scotland) Act 2009.*
- *Updated Planning Advice Note on Flooding.*
- *Delivering Sustainable Flood Risk Management (Scottish Government, 2011).*
- *Surface Water Management Planning Guidance (Scottish Government, 2013).*

Delivery

258. Planning authorities should have regard to the probability of flooding from all sources and take flood risk into account when preparing development plans and determining planning applications. The calculated probability of flooding should be regarded as a best estimate and not a precise forecast. Authorities should avoid giving any indication that a grant of planning permission implies the absence of flood risk.
259. Developers should take into account flood risk and the ability of future occupiers to insure development before committing themselves to a site or project, as applicants and occupiers have ultimate responsibility for safeguarding their property.

Development Planning

260. Plans should use strategic flood risk assessment (SFRA) to inform choices about the location of development and policies for flood risk management. They should have regard to the flood maps prepared by Scottish Environment Protection Agency (SEPA), and take account of finalised and approved Flood Risk Management Strategies and Plans and River Basin Management Plans.
261. Strategic and local development plans should address any significant cross boundary flooding issues. This may include identifying major areas of the flood plain and storage capacity which should be protected from inappropriate development, major flood protection scheme requirements or proposals, and relevant drainage capacity issues.
262. Local development plans should protect land with the potential to contribute to managing flood risk, for instance through natural flood management, managed coastal realignment, washland or green infrastructure creation, or as part of a scheme to manage flood risk.
263. Local development plans should use the following flood risk framework to guide development. This sets out three categories of coastal and watercourse flood risk, together with guidance on surface water flooding, and the appropriate planning approach for each (the annual probabilities referred to in the framework relate to the land at the time a plan is being prepared or a planning application is made):

- **Little or No Risk** – annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)
 - No constraints due to coastal or watercourse flooding.
- **Low to Medium Risk** – annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years)
 - Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.
 - Generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.
- **Medium to High Risk** – annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)
 - May be suitable for:
 - residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan;
 - essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow;
 - some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and

- job-related accommodation, e.g. for caretakers or operational staff.
- Generally not suitable for:
 - civil infrastructure and the most vulnerable uses;
 - additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and
 - new caravan and camping sites.
- Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.
- Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

Surface Water Flooding

- Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years).
- Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas.

Development Management

264. It is not possible to plan for development solely according to the calculated probability of flooding. In applying the risk framework to proposed development, the following should therefore be taken into account:

- the characteristics of the site;
- the design and use of the proposed development;
- the size of the area likely to flood;
- depth of flood water, likely flow rate and path, and rate of rise and duration;
- the vulnerability and risk of wave action for coastal sites;
- committed and existing flood protection methods: extent, standard and maintenance regime;
- the effects of climate change, including an allowance for freeboard;
- surface water run-off from adjoining land;
- culverted watercourses, drains and field drainage;
- cumulative effects, especially the loss of storage capacity;
- cross-boundary effects and the need for consultation with adjacent authorities;
- effects of flood on access including by emergency services; and
- effects of flood on proposed open spaces including gardens.

265. Land raising should only be considered in exceptional circumstances, where it is shown to have a neutral or better impact on flood risk outside the raised area. Compensatory storage may be required.

266. The flood risk framework set out above should be applied to development management decisions. Flood Risk Assessments (FRA) should be required for development in the medium to high category of flood risk, and may be required in the low to medium category in the circumstances described in the framework above, or where other factors indicate heightened risk. FRA will generally be required for applications within areas identified at high or medium likelihood of flooding/flood risk in SEPA's flood maps.

267. Drainage Assessments, proportionate to the development proposal and covering both surface and foul water, will be required for areas where drainage is already constrained or otherwise problematic, or if there would be off-site effects.

268. Proposed arrangements for SuDS should be adequate for the development and appropriate long-term maintenance arrangements should be put in place.

2.2 SEPA Flood Maps

The SEPA flood maps show the likely extent of flooding for high, medium and low likelihood for fluvial, pluvial (surface water) and tidal flows.

Consultation of the SEPA flood map indicates that there is potential for flooding from the River Clyde within 100m of the site. This same mapping also highlights potential surface water (pluvial) flooding close to or within the site. The flood risk from these sources, and from all other sources, require a more detailed assessment.

SEPA Flood Maps were undertaken at a national scale and are not suitable for assessing the flood risk to individual sites. A more detailed assessment is therefore proposed.

2.3 SEPA Technical Flood Risk Guidance

The latest version of SEPA 'Technical Flood Risk Guidance for Stakeholders' would need to be consulted when undertaking flood risk assessments (Current version is 12, May 2019). This technical guidance document is intended to outline methodologies that may be appropriate for hydrological and hydraulic modelling and sets out what information SEPA requires to be submitted as part of a Flood Risk Assessment.

SEPA Policy 41 sets out roles and responsibilities of SEPA and Planning Authorities.

2.4 SEPA Flood Risk and Land Use Vulnerability Guidance

The current version (July 2018) states that:

"The purpose of this guidance is to:

- *aid understanding of the relative vulnerability to flooding of different land uses;*
- *assist in the interpretation of SEPA's Flood Risk Planning Guidance, which is based upon the risk framework.*

SEPA has created this guidance to assist in our assessment of the vulnerability to flooding of different types of land use. Table 1 classifies the relative vulnerability of land uses, grouping them into five categories from Most Vulnerable through to Water Compatible Uses.

The classification comprises five categories: 1. Most Vulnerable Uses; 2. Highly Vulnerable Uses; 3. Least Vulnerable Uses; 4. Essential Infrastructure; 5. Water Compatible Uses.

The classification (Table 1) is linked to the risk framework in SPP by a matrix of flood risk (Table 2). Table 2 gives a very brief outline of SEPA's likely planning response for each of the three flood risk categories of the risk framework relative to each of the five vulnerability categories.

In producing this guidance, SEPA has sought to refine and enhance the vulnerability classification and definitions identified in the SPP risk framework."

Table 1: SEPA Land Use Vulnerability Classification¹

1. Most Vulnerable Uses	2. Highly Vulnerable Uses	3. Least Vulnerable Uses	4. Essential Infrastructure	5. Water Compatible Uses ³
For the purpose of this guidance, Most Vulnerable Uses include land uses that are defined as both civil infrastructure and most vulnerable in the SPP 2014 glossary. Civil infrastructure is denoted with an asterisk (*) in the list below. Most Vulnerable Uses therefore comprise: • police stations* • ambulance stations* • fire stations* • command centers and telecommunications installations required to be operational during flooding* • emergency dispersal points* • hospitals* • schools* • care homes* • nurseries • residential institutions, e.g. prisons, children's homes • basement dwellings • isolated dwelling(s) in sparsely populated areas • dwelling houses situated behind informal embankments² • caravans, mobile homes, chalets and park homes intended for permanent residential use • holiday caravan, chalet, and camping sites • installations requiring hazardous substance consent (but where there is demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or with energy infrastructure, that require a coastal or water-side location, or other high flood risk areas, then the facilities should be classified as Essential Infrastructure – see column 4).	Comprise: • buildings used for dwelling houses • social services homes (ambulant /adult) • hostels and hotels • student halls of residence • non-residential uses for health service • landfill and sites used for waste management facilities for hazardous waste	Comprise: • shops • financial, professional, and other services • restaurants and cafés • hot-food takeaways • drinking establishments • nightclubs • offices • general industry • storage and distribution • non-residential institutions not included in Most Vulnerable or Highly Vulnerable Uses • assembly and leisure • land and buildings used for agriculture and forestry that are subject to planning control • waste treatment (except landfill and hazardous waste facilities) • minerals working and processing (except for sand and gravel)	Comprises: • essential transport infrastructure (including mass evacuation routes) that has to cross the area at risk • essential utility infrastructure that has to be located in a flood risk area for operational reasons (this includes electricity generating power stations and grid and primary sub-stations, sewage treatment plants and water treatment works, wind turbines and other energy generating technologies) • installations requiring hazardous substance consent only where there is demonstrable need to locate such installations for the bulk storage of materials with port or other similar facilities, or with energy infrastructure that requires a coastal, water-side, or other high flood risk area location.	Comprise: • flood control infrastructure • environmental monitoring stations • water transmission infrastructure and pumping stations • sewage transmission infrastructure and pumping stations • sand and gravel workings • docks, marinas and wharves • navigation facilities • MOD defence installations • ship building, repairing, and dismantling • dockside fish processing and refrigeration and compatible activities requiring a waterside location • water-based recreation (excluding sleeping accommodation) • lifeguard and coastguard stations • amenity open space • nature conservation and biodiversity • outdoor sports and recreation and essential facilities such as changing rooms • essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific operational warning⁴ and evacuation plan.

¹ Developments that combine a mixture of uses should be placed in the higher of the relevant classes of flood risk vulnerability. The impact of a flood on the particular land use could vary within each vulnerability class. In particular, a change of use to a dwelling house within the 'Highly Vulnerable' category could significantly increase the overall flood risk, especially in relation to human health and financial impacts. Any proposal for a change of use to a dwelling house should therefore be supported by a flood risk assessment. The redevelopment (including change of use) of an existing building or site provides a valuable opportunity to reduce the vulnerability of that site to flooding and therefore to reduce overall flood risk. This can be achieved through changes to less vulnerable land uses and improvements to the management of flood risk on the site.

² Embankments not formally constituted under flood prevention legislation including agricultural flood embankments constructed under permitted development rights.

³ Advice in the SPP risk framework on these activities is limited. The nature of the above activities necessitates locations that are prone to flooding. Generally, it is difficult to recommend a specific annual return period to guide development decisions for such uses. SEPA would recommend that the risk of flooding should be assessed giving particular consideration to:

1. Specific locational requirements of the development and availability of alternative locations;
2. Consideration of any loss of floodplain storage (in riverside developments) that may increase flood risk to nearby existing development and options to mitigate against this;
3. Appropriate mitigation measures, including water resistance and resilience measures;
4. Health and safety implications and the need for access, egress, and evacuation, with specific consideration of, and provision of, measures to provide for these where:
 - The development will attract the public especially vulnerable people such as children and old people.
 - Large numbers of the public may gather and where evacuation routes are limited.
 - Hazardous materials are stored or processed.

⁴ In this context, specific warning does not mean a formal flood warning from SEPA. SEPA does not support the provision of flood warning as a viable reason to develop in flood risk areas. Warning is a non-structural measure that does not physically prevent flooding and has associated uncertainties.

Table 2: SEPA Matrix of Flood Risk (to be read in conjunction with our [Flood Risk Planning Guidance](#))

Classification Flood Risk	Most Vulnerable Uses	Highly Vulnerable Uses	Least Vulnerable Uses	Essential Infrastructure	Water Compatible Uses
Little or no risk (<0.1% AP)	No constraints	No constraints	No constraints	No constraints	No constraints
Low to medium risk (0.1% - 0.5% AP)	Generally not suitable for Civil Infrastructure: where Civil Infrastructure must be located in these areas, or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events (i.e. 0.1% AP). May be suitable for other Most Vulnerable Uses if the risk from a 0.1%AP event can be alleviated through appropriate mitigation, or where one of the following apply: • Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. • Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use. • Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim.	Generally suitable for development though an FRA may be required at upper end of the probability range (i.e. close to 0.5% AP).	Generally suitable for development though an FRA may be required at upper end of the probability range (i.e. close to 0.5% AP).	Generally suitable for development.	Generally suitable for development.
Medium to high risk within built up area (>0.5% AP)	Generally not suitable for development unless one of the following apply: • Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. • Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use.	Generally not suitable for development unless one of the following apply: • Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. • Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use.	Generally not suitable for development unless one of the following apply: • Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. • Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use.	Suitable for essential infrastructure, designed and constructed to remain operational during floods (i.e. 0.5% AP), and not impede water flow.	Generally suitable for development - job related accommodation and some recreational, sport, amenity and nature conservation uses are only suitable provided that appropriate evacuation procedures are in place

	Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim.	- Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim. - The site is protected by a flood protection scheme of the appropriate standard that is already in existence and maintained, is under construction, or is planned for in a current flood risk management plan.	- Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim. - The site is protected by a flood protection scheme of the appropriate standard that is already in existence and maintained, is under construction, or is planned for in a current flood risk management plan.		
Medium to high risk within undeveloped and sparsely developed area (>0.5% AP)	Generally not suitable for development unless one of the following apply: - Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. - Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use. - Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim.	Generally not suitable for development unless one of the following apply: - Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. - Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use. - Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim.	Generally not suitable for development unless one of the following apply: - Redevelopment of an existing building, including changes of use to an equal or less vulnerable use to the existing use. - Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use. - Where the principle of development on the site has been established in an up-to-date, adopted development plan or the National Planning Framework and flood risk issues were given due consideration as part of the plan preparation process and our assessment of risk has not changed in the interim.	Generally suitable where a flood risk location is required for operational reasons and an alternative lower-risk location, is not available – development should be designed and constructed to be operational during floods (i.e. 0.5% AP), and not impede water flow.	Generally suitable for development – job related accommodation and some recreational, sport, amenity and nature conservation uses are only suitable provided that appropriate evacuation procedures are in place, and an alternative, lower risk location is not available.

2.5 Flood Risk Management (Scotland) Act 2009

The Flood Risk Management (Scotland) Act 2009 came into force on 26 November 2009. The Act repealed the Flood Prevention (Scotland) Act 1961 and introduces a more sustainable and streamlined approach to flood risk management, suited to present and future needs and to the impact of climate change. It encourages a more joined up and coordinated process to manage flood risk at a national and local level.

The Act brings a new approach to flood risk management including a framework for coordination and cooperation between all organisations involved in flood risk management, new responsibilities for SEPA, Scottish Water and local authorities in relation to flood risk management, a revised and streamlined process for flood protection schemes, new methods to enable stakeholders and the public to contribute to managing flood risk; and SEPA to act as a single enforcement authority for the safe operation of Scotland's reservoirs.

2.6 Controlled Activities Regulations (CAR)

The Water Environment (Controlled Activities) (Scotland) Amended Regulations 2013 (CAR) brings new controls for discharges, abstractions, impoundments and engineering works in or near inland waters. Any such work requires authorisation (licence) from the Scottish Environment Protection Agency (SEPA) who are responsible for the implementation of the Act. The Regulations include a requirement that surface water discharge must not result in pollution of the water environment. It also makes Sustainable Drainage Systems (SuDS) a requirement for new development, with the exception of runoff from a single dwelling and discharges to coastal waters.

2.7 Climate Change

The SPP states that *"planning system should promote a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted effects of climate change."*

One of the sustainable policy principles within the National Planning Framework is supporting climate change mitigation and adaptation including taking account of flood risk. SEPA previously recommended a 20% increase in peak flow for the 0.5% AEP (1:200) event, in accordance with DEFRA (Department of Environment, Food and Rural Affairs) and Scottish Government research.

SEPA has recently released updated climate change guidance by River Basin Region, based on UKCP18. These climate change uplifts range from 24% to 56% for peak river flow; and for smaller catchments, an uplift in peak rainfall intensity of between 35% and 55%. Sea level rise uplift ranges from 0.85m to 1.02m.

It is recommended that any site drainage design considers future estimates of increased precipitation and follows an adaptive approach.

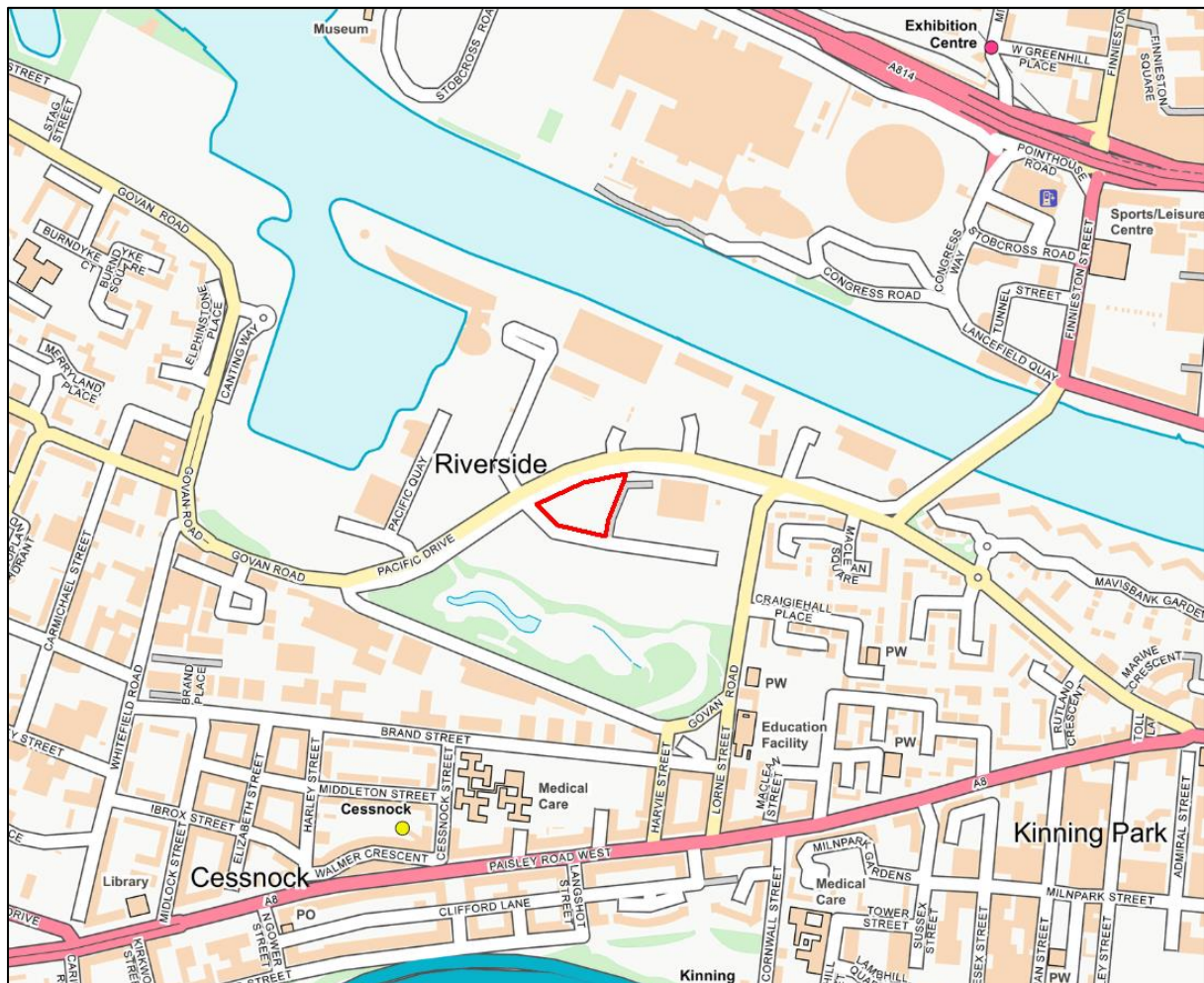
3 Site Location and Description

3.1 Site Description

The site currently consists of an area of disused, brownfield land located within the wider commercial Pacific Quay development. The site measures approximately 0.5 hectares in area. The site is triangular in shape.

The site is bounded to the east by an adjacent hotel and restaurant complex, to the south by an access road, undeveloped brownfield and the Festival Park. The site is bounded to the west and north by Pacific Drive and other buildings that form part of the Pacific Quay development such as the BBC Glasgow Studios and the Glasgow Science Centre.

Figure 2: Site boundary and location



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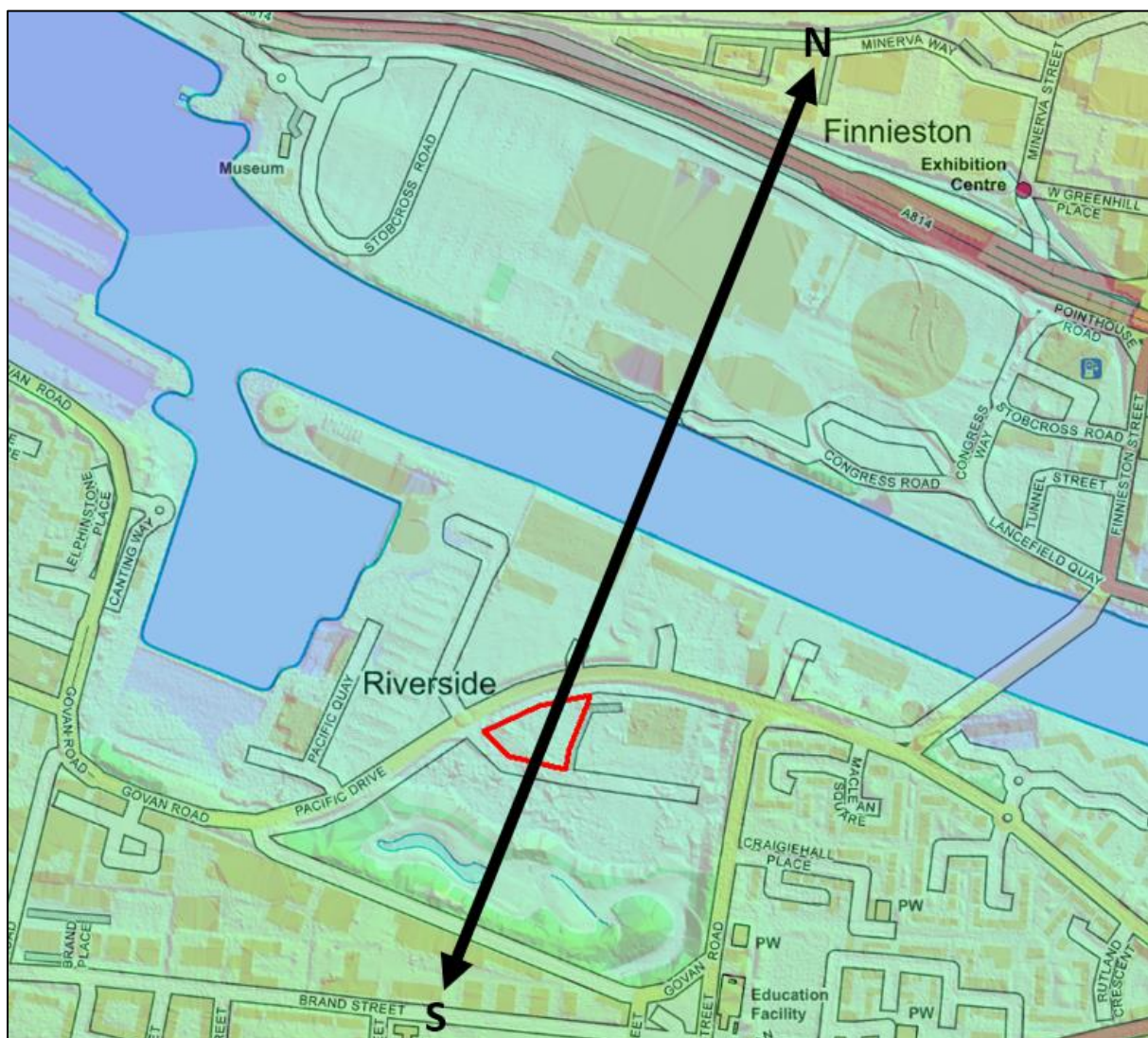
3.2 Topography

The general site topography was derived from the 1m resolution LiDAR DTM data available in this area. Figures 3 and 4 represent the local topography of the site and surrounding area.

The site is a relatively flat parcel of land that appears to have been levelled and prepared for development as part of the wider Pacific Quay development. During this process the boundaries of the site, that front onto the road network appear to have been raised and seeded and now form raised verges that follow the line of the adjacent footpaths. Ground levels within the majority of the site are relatively flat and consistent, lying between approximately 6m AOD and 5m AOD. Ground levels within the site itself do tend to slope gently to the north-west.

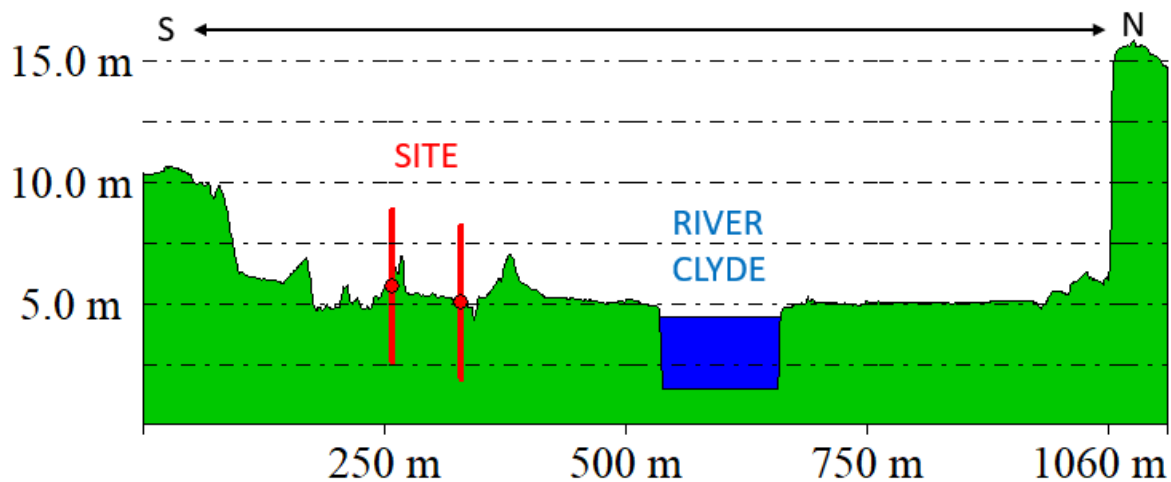
Ground levels of both the site and surrounding area are relatively consistent with the majority of the surrounding area lying at approximately 5m AOD, with some areas rising closer to 6m AOD in elevation.

Figure 3: Location of Section through site with hill shading. Note the flat nature of this area



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Figure 4: Section through the site and surrounding area from south to north looking downstream



3.3 Watercourses & Water Features

The River Clyde flows in a westerly direction through the centre of Glasgow, approximately 180m to the north of the site. The River Clyde is one of the largest watercourses in Scotland and drains a catchment in excess of 1,900km². The river is tidally-influenced adjacent to the site. Photos 1 and 2 show the River Clyde within the vicinity of the site.

No other watercourses are identified on current Ordnance Survey (OS) mapping.

However, historic mapping suggests that the Mavisbank Burn historically flowed in an easterly direction some 140m to the south of the site. An estimation of the route would suggest that the burn historically would have flowed in an easterly direction close to Craigiehall Place and discharged into the River Clyde within the current-day Mavisbank Gardens development. The small drain shown on OS maps within “Festival Park” may represent the head of this burn although considering the Cessnock Dock was constructed in this area after 1865 and has since been partially filled in the route of this burn may have been entirely altered. A small waterbody is present within “Festival Park” and may discharge to the aforementioned small drain.

It is likely that the Mavisbank Burn has since been culverted and now forms part of the surface water drainage network. Figure 3 shows an estimated route of this burn based on mapping from 1865 prior to the construction of the Cessnock Dock. Flooding from overland flows caused by the overwhelming of the existing drainage network has therefore been considered as part of the surface water flooding assessment in Section 4.2.

Photo 1: River Clyde looking upstream towards Millennium Bridge

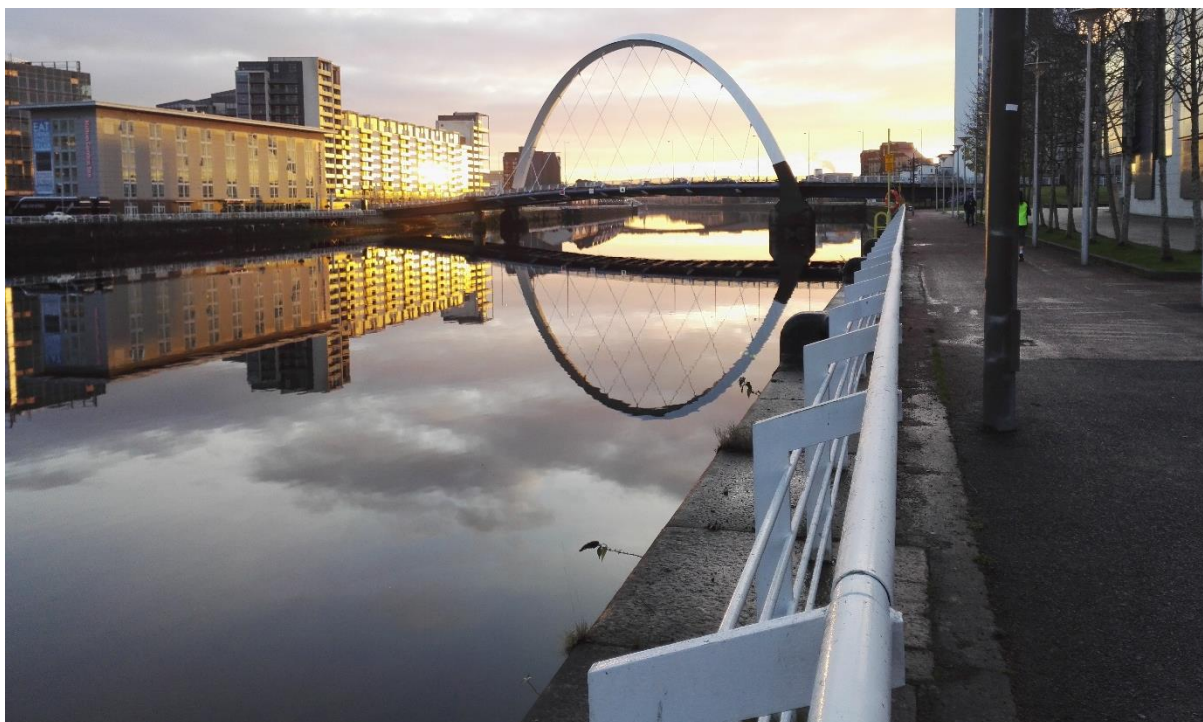


Photo 2: River Clyde looking downstream towards Bell's Bridge



3.4 Historic Flood Search

A review of the British Hydrological Society (BHS) Chronology of British Hydrological Events website was undertaken searching for the following keywords: “Mavisbank”, “Plantation”, “Middleton”, “Greenbank”, “Greenlaw”, “Rutland”, “Clydehaugh”, “Haughhead”, “Govan”, “Lancefield”, “Terminus Quay”, “Cessnock”, “Elmpark” and “Clyde”. Searched keywords refer to nearby locations and watercourses marked on current and historic maps.

A single relevant reference was uncovered for “Plantation” published in British Rainfall for 1884. The reference states: *“Glasgow: At Pollockshields the heavy fall resulted in the bursting of a large culvert about 100 yards to the west of the railway station. The water rushed with great force into the lyes in connection with the coal and mineral depot of the Caledonian Railway at Plantation. At the low-lying level, where the railway is spanned by the S.W.R., the water accumulated to the depth of several feet.”*

The coal and mineral depot of the Caledonian Railway at Plantation can be assumed to be the “Terminus Quay” marked on many historical maps. This area corresponds to the current-day Mavisbank Gardens residential area and Quay Retail Park.

There were no relevant references to flooding at the remaining locations in the database. References were uncovered for “Middleton” and “Greenbank”, but these did not refer to locations in Glasgow. References to “Haughhead” were for the area close to Stirling. Numerous references were uncovered for “Clyde” but none were identified as relevant to the site.

A thorough internet search, including social media, was conducted to highlight any history of flooding in and around the surrounding area and the site.

There were not relevant references uncovered to flooding in the Pacific Quay area of Glasgow, including searches for “BBC” and “STV”, buildings which lie very close to the site.

A video on Youtube was posted on January 2012 during high winds showing a potential storm surge backing up the River Clyde at Pacific Quay. A screenshot is provided in Photo 6 which shows the Premier Inn hotel and BBC Television buildings just to the west of the site. A bus can be seen crossing the Clyde Arc bridge in the foreground. The image shows flows backing up and reaching a high water level, although flows do not appear to overtop the bank in this location.

It should be noted that historical maps highlight nearby areas with names like “Clydehaugh” and “Haughhead”. “Haugh” is a Scottish word used to describe low-lying, alluvial areas next to watercourses. This may suggest that much of the surrounding area was historically floodplain.

The Mavisbank Burn has been identified on historic mapping. Details are provided in Section 3.3.

Photo 3: Screenshot from video of flooding in the River Clyde on January 2012 close to site.



4 Flood Risk Assessment

The flood risk assessment considers the risk from:

- River Clyde;
- Surface water flooding;
- Groundwater flooding; and
- Infrastructure.

4.1 River Clyde

A detailed flood modelling study was undertaken of the River Clyde by Halcrow and Fairhurst in June 2005. This has been the defacto study used to assess flood risk from the River Clyde in recent years. Fairhurst have recently updated the model with new and updated cross-sections and a revised downstream tidal boundary data. They have released preliminary results from this model to Glasgow City Council. These results (presented in planning applications for neighbouring sites) suggest peak water levels are likely to be slightly greater than previously estimated in 2005.

The site lies between cross-sections SEC_21 and SEC_24 in the Fairhurst model. Results from the updated model suggest that peak water levels for the following return periods would be:

- **Updated study:** 1 in 200-year event: 5.08m AOD;
- **Updated study:** 1 in 500-year event: 5.19m AOD.

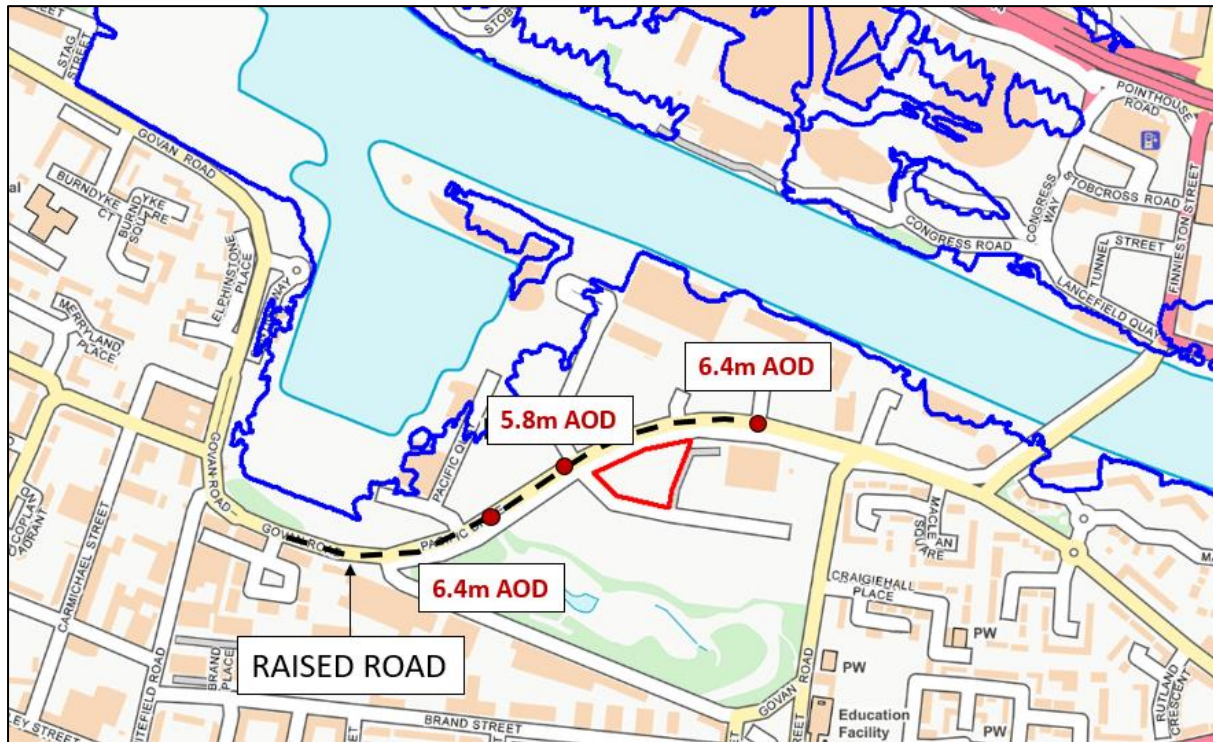
The 1 in 200-year water level, based on overlaying the static water level over the LiDAR DTM data, is shown in Figure 5. The 1 in 500-year water level is shown in Figure 6.

For comparison, the following water level predictions are from the 2005 study:

- **2005 study:** 1 in 200 year event: 5.00m AOD;
- **2005 study:** 1 in 500 year event: 5.13m AOD.

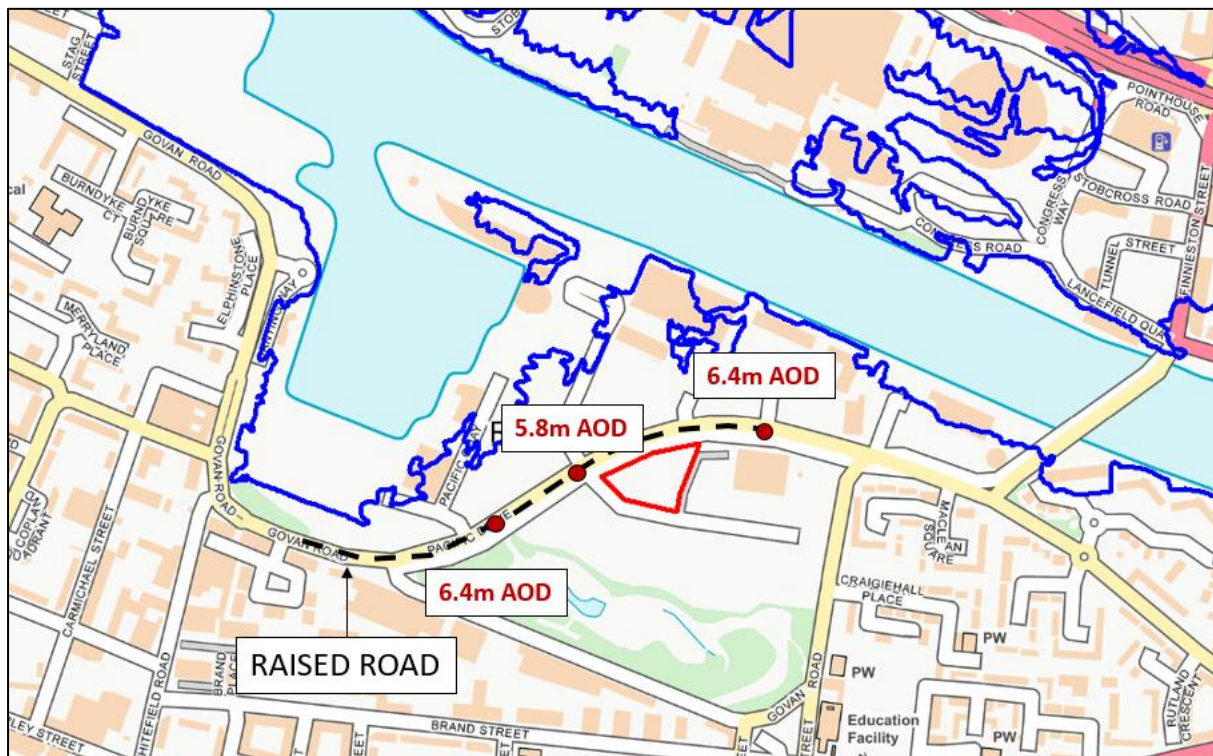
Peak water levels in this part of the River Clyde are tidally-controlled. The 2005 modelling study predicted the impact of climate change to be 0.3m. However, recent SEPA guidance (2019) suggests that water levels in the River Clyde could rise as much as 0.85m over the next 80-100 years. Therefore the latter is used for this flood risk assessment. Figure 7 shows the 1 in 200-year plus climate change flood map.

Figure 5: 1 in 200-year flood map



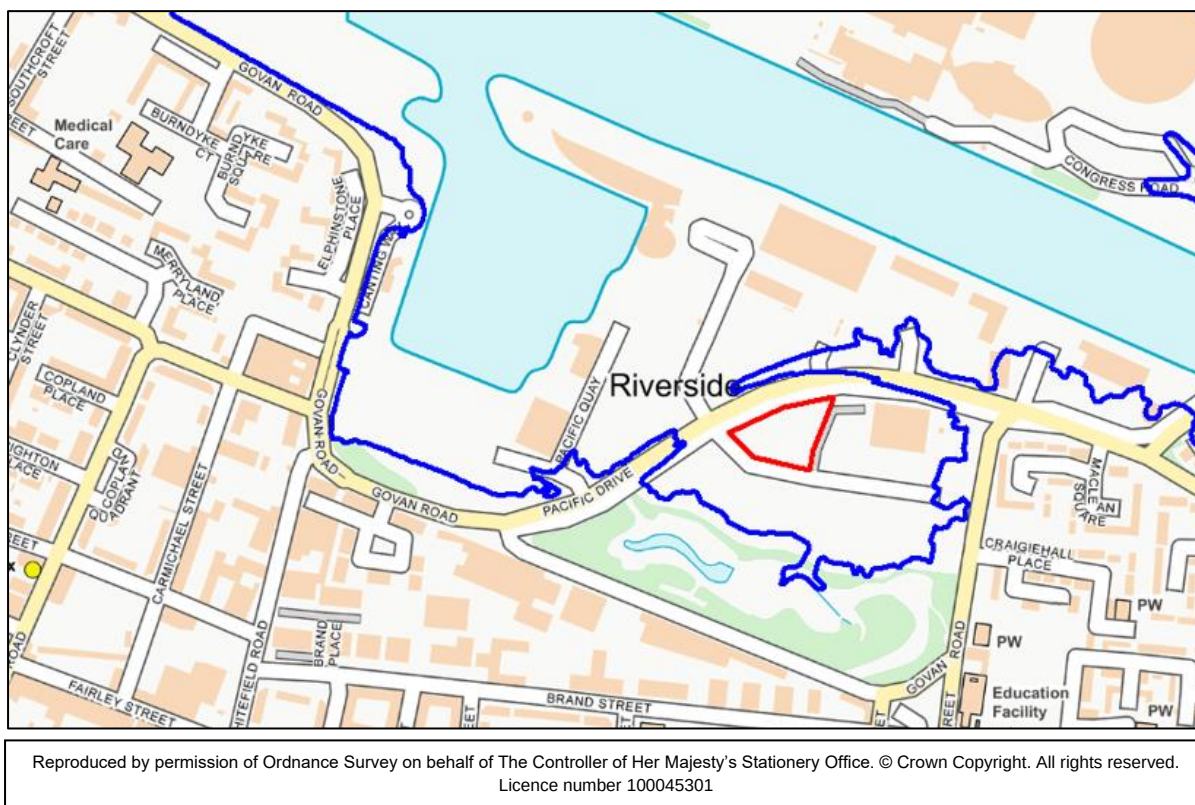
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Figure 6: 1 in 500-year flood map



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Figure 7: 1 in 200-year plus climate change flood map



This is a Stage 1 assessment to support an application for Planning in Principle. A more detailed assessment is recommended when submitting for Detailed Planning. Considering the preliminary nature of the development proposals, it would be unwise to prescribe precise Finished Floor Levels at this time.

However, it is recommended that Finished Floor Levels are agreed with Glasgow City Council and SEPA and should consider the effects of climate change and include a freeboard allowance over the 1 in 200-year event, as is dictated by current Scottish Planning Policy (SPP, 2014).

Glasgow City Council generally request that the following information is provided in a Flood Risk Assessment:

1. Establish the role that the site plays within the functional floodplain (i.e. contribution to flood storage capacity);
2. Establish impact of development upon flood storage capacity (i.e. reduction in flood storage capacity);
3. Establish flood risk.

The results indicate that areas close to or within the site do lie below the 1 in 200-year water level of 5.08m, but that there is raised terrain between the site and the River Clyde that would prevent direct flooding. Therefore, the site does not lie within the present-day functional floodplain, meaning it does not encroach into the functional floodplain. This also means it does not contribute towards flood storage and the development would not result in a reduction in flood storage capacity. Finally, the development

is not considered to be at risk of flooding in either the 1 in 200-year or 1 in 500-year flood events, but could be at risk of flooding with future climate change.

Current development proposals are only indicative at this stage. If a basement (below ground level) is proposed, extreme care will need to be taken to mitigate against the potential impact of flood waters from a sub-surface connection between the river and the basement or during a climate change event when flood waters could overtop the quay. A specific flood risk assessment for the basement should be undertaken at the detailed design stage and consideration should be given to the use of water resilient construction materials, to raise the entry to the basement or to provide a flood barrier at the entrance.

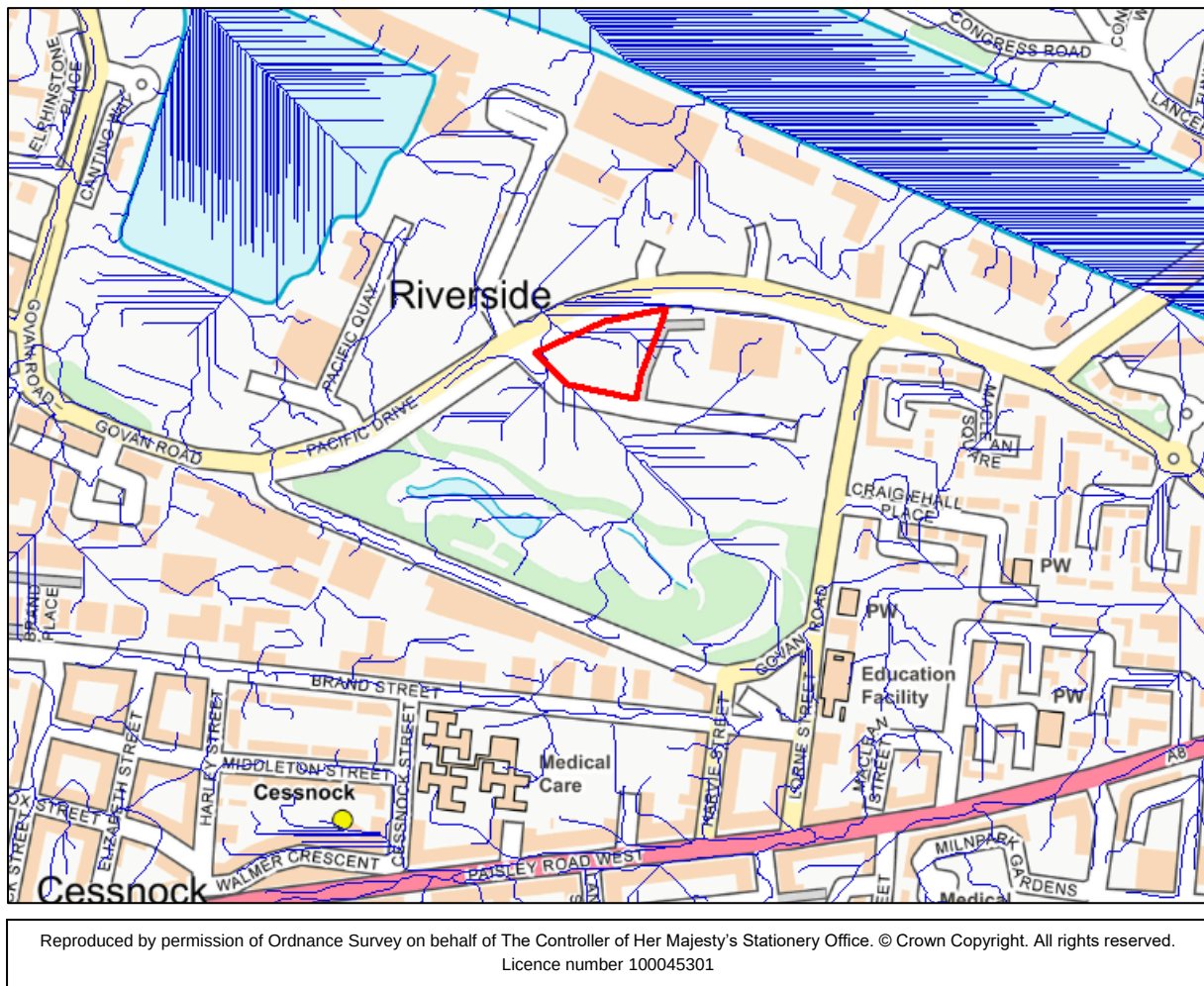
4.2 Surface Water Flooding

A detailed watershed analysis was undertaken using Global Mapper software to determine the route of overland flows using the 1m resolution LiDAR DTM data. The results are shown in Figure 8.

The results show that surface water from within the site would be conveyed in a north-westerly direction towards Pacific Drive. Surface water is shown to potentially enter the site along the eastern site boundary from the access road to the east of the site. Consideration for potential overland flows from this area should be incorporated into the proposed development. The flow pathways should be designed to convey any excess flows to landscaped areas and suitable discharge locations, without flooding properties, or increasing the risk of flooding to any land outside of the site boundary.

Surface water to the south of the site, within Festival Park and the development site to the south of the road that gives access to the development, could ultimately make its way towards the site. However, due to the raised nature of the bund that runs along the boundary of the site flows would likely be contained within the local road network, and not impact upon the site. Aerial photography and the general topography suggest that most of these flows would remain within the Festival Park and would need to build up significantly to spill out onto the local road network.

Figure 8: Watershed analysis



4.3 Groundwater Flooding

The SEPA flood map indicates that this area of Glasgow is at low risk of groundwater flooding. Flooding from groundwater as a primary source is uncommon in Scotland.

The site lies close to the River Clyde and it is likely that groundwater levels will be controlled by the water levels within the watercourse. As part of the recommendations made in Section 4.1 the proposed development should be set above the levels of the watercourse meaning groundwater flooding is less likely. Recommendations are also made related to any potential basement (below ground level development) in Section 4.1.

Groundwater monitoring is generally undertaken as part of the geotechnical investigation. If it is determined that there is a high groundwater table in this area suitable mitigation measures should be employed to mitigate against the risk from flooding. Alterations to foundations and the positioning of SuDS so they can operate effectively may be necessary if the groundwater table is high.

4.4 Flooding from Infrastructure

4.4.1 Drainage System

The design of the site drainage system is not part of this commission. However, as part of the development of the site a suitable drainage system employing SuDS should be designed to manage surface water within the site.

Post development, surface water runoff from the site itself should be attenuated to existing or greenfield rates and discharged to a surface water sewer or watercourse. Discharge rates should be discussed and agreed with Glasgow City Council and/or Scottish Water, depending on whether discharges are made to a watercourse or the Scottish Water system.

Care should be taken to provide suitable overland flow pathways within the site to convey any excess overland flows in the event of blockage to the drainage system, or events in excess of design conditions. The flow pathways should be designed to convey any excess flows to landscaped areas and suitable discharge locations, without flooding properties, or increasing the risk of flooding to any land outside of the site boundary. The site should also allow for any overland flows entering the site along the eastern site boundary.

Requirements for SuDS should be discussed and agreed with Scottish Water, Glasgow City Council and SEPA.

A maintenance regime should be put in place to confirm that all components of the drainage system function as designed. The drainage system should be designed so that no flooding of properties could take place up to a 1 in 200-year event with an allowance for climate change.

Careful level design and landscaping should be undertaken to convey overland flows away from proposed development and into drainage outlets and landscaped areas.

4.4.2 Reservoirs & Flood Defences

Consultation of the SEPA reservoir map indicates that there are a number of large reservoirs in the River Clyde catchment that could lead to flooding along the line of the River Clyde in the event of a reservoir breach or failure.

However, the flood maps indicate that flooding within the centre of Glasgow would be limited to areas immediately adjacent to the River Clyde and it is considered likely that the flood defences that are being proposed as part of new developments that directly front onto the watercourse would protect areas behind them, such as the site, from flooding. Additionally, water released from the failure of any reservoirs in the upper catchment of the River Clyde would be attenuated significantly through numerous bridges along the river and through Strathclyde Loch before arriving in the City Centre. Moreover, reservoirs are heavily regulated in Scotland according to their risk of failure and are checked frequently by a panel engineer. This reduces the risk of flooding from reservoirs.

The site is therefore considered to be at a low risk of flooding from reservoir breach or failure.

Much of the area flanking the River Clyde in central Glasgow is either currently protected by flood defences or anticipated to be protected by defences by future development, as detailed in the “River Clyde Flood Management Strategy River Corridor Supplementary Development Guide”. Recommendations in Section 4.1 emphasise the need to raise Finished Floor Levels. This will allow the development to continue to function in the event of flood defence failure. The development is therefore considered to be at low risk of flooding in the event of flood defence failure.

4.5 Safe Access

Safe pedestrian access and egress should be provided to the site during extreme flood events so that residents and visitors can be safely evacuated without any undue risk to life. SEPA recommend dry access is provided, wherever possible.

The results of the assessment suggest the Pacific Drive and the local road network are not at risk of flooding from the River Clyde in a 1 in 200-year event. Some surface water flooding might be expected on this road network in extreme rainfall events. However, this is unlikely to obstruct vehicular or pedestrian site access and egress. It should be noted that the site and surrounding area are shown to be at risk of flooding in a 1 in 200-year plus climate change event or greater. This is potentially less likely if the flood defences, as recommended in the River Clyde Flood Management Strategy River Corridor Supplementary Development Guide” are put in place. However, this cannot be guaranteed. Recommendations have been made with respect to Finished Floor Levels, to raise threshold levels above the 1 in 200-year plus climate change level. The development should therefore remain above the design flood water levels in such an event. However, flood free access and egress to and from the site cannot not be guaranteed by 2100, unless there are wider improvements made in the surrounding area.

5 Summary and Conclusions

Kaya Consulting Limited was commissioned by Surplus Property Investments, through Icení, to undertake a Stage 1 Flood Risk Assessment in support of a mixed-use development in Riverside just off Pacific Drive in the Pacific Quay area of Glasgow.

The site currently consists of an area of disused, brownfield land located within the wider commercial Pacific Quay development. The site measures approximately 0.5 hectares in area. The site is triangular in shape.

Results of the assessment indicate that the site does not lie within the 1 in 200-year floodplain of the River Clyde. Parts of the site lie below the 1 in 200-year flood level, but there is higher ground between the site and the river that would prevent flood waters entering the site. The same is true for the 1 in 500-year event. Based on SPP the site would be considered suitable for development with respect to flooding. However, future flood levels, due to climate change, are predicted to be 0.85m higher than present day levels by 2100. In this case the site and surrounding land would be at risk of flooding and as a result mitigation measures would need to be put in place.

It is recommended that Finished Floor Levels are agreed with Glasgow City Council and SEPA and should consider the effects of climate change and include a freeboard allowance over the 1 in 200-year event, as is dictated by current Scottish Planning Policy (SPP, 2014).

Flood risk from other sources has been considered. Some recommendations have been made with respect to surface water that may enter the site from the east. Additional recommendations have been provided for flooding from groundwater sources and infrastructure.

The site is considered to be at low risk of flooding from reservoirs breach or failure. The recommendation to raise Finished Floor Levels, as detailed in Section 4.1, should allow the development to continue to function in the event of flood defence failure.

The design of the site drainage system is not part of this commission, with recommendations given in Section 4.4.1.

As noted, this report is a Stage 1 flood risk assessment based on current, available information. It is recommended that the flood risk is reviewed as the development proceeds to detailed planning.

It should be noted that the risk of flooding can be reduced, but not totally eliminated, given the potential for events exceeding design conditions and the inherent uncertainty associated with estimating hydrological parameters for any given site.

19 February 2020



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**Pamela Turner MRTPI
Iceni Projects Ltd
177 West George Street
Glasgow
G2 2LB**

Dear Pamela,

**Development Opportunity
SITE 2E, PACIFIC QUAY, GLASGOW**

Further to your request for information regarding Savills' involvement in the site identified above, we have set out commentary below which provides a summary of the background to the site, details of the marketing campaign and proposals received on Site 2E to identify the nature of the interest received. We have also provided commentary on the appetite for commercial development at the site and the wider Pacific Quay area.

1. BACKGROUND

Savills are currently the retained selling agent for the sale of the development plots at Pacific Quay following the initial appointment in 2013 to sell Plots 1A to 1H and Plots 2A to 2F. These plots formed part of a larger Masterplan for a mixed use development which was set by Scottish Enterprise in the context of the wider Creative Clyde Initiative to respond to demand in the short, medium and long term and acknowledges that complimentary uses will be required to create a night time economy at Pacific Quay. However, following a review of Creative Clyde in 2016, the initiative evolved into a city-wide approach to the C.1 sector, which is now led by Glasgow City Council, with support from Creative Scotland and Scottish Enterprise. While the Creative Clyde initiative is no longer active, Scottish Enterprise continues to promote Pacific Quay as a location for creative and digital media industries within the context of an area wide mixed use masterplan.

In respect of the site under review, Plot 2E, Savills launched a marketing campaign in April 2015 and we received several bids but these were not considered an appropriate fit with the masterplan and Scottish Enterprise pulled back from a sale at that point. In October 2018 Savills launched a revised marketing campaign and a number of offers were received at the closing date comprising a range of uses.

We have provided a summary of the most recent marketing campaign on the site, together with commentary on the commercial market in the location in order to draw conclusions on the appetite and suitability of the site for a commercial development on Site 2E.

Plot 2E

The Development team launched Site 2E, Pacific Quay, Glasgow on 10 October 2018 and at this point the site was marketed as a development opportunity, suitable for a variety of uses, subject to detailed planning consent, and details of the site were advertised on Rightmove Commercial, Co Star and the Savills Website to ensure maximum coverage.

The marketing campaign included the preparation of an 'Invitation to Bid' document, outlining the opportunity, and a mailshot to our full marketing list, with follow up action based on a more focused short list of potential commercial developers that we are aware of that have a requirement for commercial sites of this nature.

At the closing date in December 2019, a total of 5 parties submitted offers for the site which proposed a range of uses including residential, mixed use and hotel/conference facility proposals.

There were no proposals for a standalone retail or commercial development at the site. The feedback obtained from the commercial developers that had reviewed the site was that a scheme on this basis would not be a financially viable option in this location, unless it is supported by a higher value use to the upper floors i.e hotel/residential.

Commercial Market Commentary

Savills have been working to attract commercial development – mainly office led – to Pacific Quay since 2013. Unfortunately whilst there is demand from office occupiers, the rental levels they are prepared to pay are not sufficient to produce a viable development. For example the average out of town rent around Glasgow is based off circa £14.50 per sqft – this has not changed markedly since 1996. Taking account of current construction costs the rents required to break-even on an office scheme would need to achieve in excess of circa £22.50 per sqft.

There has been a trend of urbanisation across the main regional office centres with new office development focused in the city centres rather than out of town. In the current development cycle there is over 1.42m sqft of offices being constructed in Glasgow and none of the developments are what we would class as peripheral or out of town. The reason for this is occupiers need to be able to attract and retain the best staff – it is easier to do this if your office is located in a core city centre location. From an occupier's perspective, the ease of the commute and the benefit of amenity on your doorstep makes the choice of employer / employment easy when the place of employment is in the core city centre.

Demand for peripheral or out of town offices is usually driven by a specific need or a desire for better offices at a much lower rent to the city centre market. Therein lies the challenge for out of centre development – the occupiers are unwilling to pay the rents required to stimulate development. As long as there is a supply of offices being provided as new or recycled within Glasgow city centre, this cycle will not change.

We have also marketed plots on Site 1 to the north of Pacific Drive and have conditional agreements with two developers. However, as you are no doubt aware, development is yet to be delivered on these sites as both have stalled during what has become a protracted planning process and are likely to require significant pre-lets before proceeding to construction.

At present, whilst the market aspires to deliver commercial development at Pacific Quay, viability remains open to question.

Conclusion

The site has therefore been tested in the market and we would conclude that there is no appetite for a commercial use on the site, predominantly on the grounds of demand and viability. Site 2E has lain undeveloped for 32 years and demand for the preferred use in that timeframe has not been forthcoming or viable. As such, in the interest of progressing any development on the site, we recommend that a flexible approach on the proposed use should be taken to enable a development to progress on the site. This is required to ensure that the new residential scheme being developed by CALA Homes on site 2 and existing office occupiers at the site are able to benefit from an improved amenity offering that will serve the existing uses. This will be also be key to ensuring that the success of Pacific Quay as a location can be maintained in the long term.

Should you have any queries, please do not hesitate to contact myself or David Cobban in respect of the site.

Yours sincerely



Emma Biggin
Associate

14 February 2020

Pamela Turner MRTPI
Iceni Projects Ltd
177 West George Street
Glasgow
G2 2LB

Dear Pamela

Site 2E Pacific Quay Glasgow

We understand that Iceni intend to apply for planning permission (in-principle) on behalf of your clients, Surplus Property Solutions, for the above site which is currently owned by Scottish Enterprise.

This would seem an opportune moment to confirm SE's full support for your client's proposals, which would complete the redevelopment of this part of Pacific Quay. The site forms part of SE's area wide masterplan, which recognises the need for complementary uses such as retail, café, restaurants and residential at PQ, in order to create a night-time economy.

PQ has been subject to an ongoing marketing campaign led by Savills since 2014, with site specific market testing undertaken in 2015 and 2018. The aspiration for Site 2E was for a high-quality commercial development primarily focused on retail use with potential for complementary uses on the upper levels. The market testing has not provided any evidence of demand for a stand-alone office development on this site.

SPS' proposed retail and café/restaurant elements will provide a welcome addition to the mix of uses across the wider site, serving both the business community and nascent residential population at PQ. Previous stakeholder feedback has been very supportive of enhancements to the amenity offering and the proposals should encourage activity during the evening hours, which will benefit the existing community and help to attract new occupiers to the area.

The residential element will support the masterplan vision of "growing the place" by creating a sustainable and vibrant neighbourhood which is populated on a 24/7 basis. The original live/work concept in the masterplan can be realised by providing a range of residential accommodation in close proximity to PQ's established business developments. This also aligns with the Clyde Waterfront vision to promote more housing in order to create a vibrant, thriving Clyde corridor with people and communities at its core. The proposals offer a good fit with the mixed use ethos to the south of Pacific Drive and will complement the CALA development which is currently under construction.

The project will bring Site 2E back into economic use and represents another significant investment at PQ. As you may be aware, SE acquired the land from Grosvenor Developments in 2010 and delivery of SPS' proposals will complete the redevelopment of Site 2. This should also enhance future marketing and development prospects for the remaining SE sites to the north of Pacific Drive.

In conclusion, SE has been engaged in ongoing discussions with your client on the design proposals and remain confident of their fit with the wider masterplan. We look forward to continuing that positive relationship during the next stages of what will be an exciting new development for Pacific Quay.

Yours sincerely



Craig Milne
Project Manager

20/00548/PPP

Site To The West Of 7 Festival Gate Glasgow

NEIGHBOURING LAND TO BE NOTIFIED

Pockets of land around application site

NEIGHBOURS NOTIFIED



1. Flat 4/4 2 Festival Court Glasgow G51 1BA
2. Flat 4/3 2 Festival Court Glasgow G51 1BA
3. Flat 4/2 2 Festival Court Glasgow G51 1BA
4. Flat 4/1 2 Festival Court Glasgow G51 1BA
5. Flat 3/4 2 Festival Court Glasgow G51 1BA
6. Flat 3/3 2 Festival Court Glasgow G51 1BA
7. Flat 3/2 2 Festival Court Glasgow G51 1BA
8. Flat 3/1 2 Festival Court Glasgow G51 1BA
9. Flat 2/4 2 Festival Court Glasgow G51 1BA
10. Flat 2/3 2 Festival Court Glasgow G51 1BA
11. Flat 2/2 2 Festival Court Glasgow G51 1BA
12. Flat 2/1 2 Festival Court Glasgow G51 1BA
13. Flat 1/4 2 Festival Court Glasgow G51 1BA
14. Flat 1/3 2 Festival Court Glasgow G51 1BA
15. Flat 1/2 2 Festival Court Glasgow G51 1BA
16. Flat 1/1 2 Festival Court Glasgow G51 1BA
17. Flat 0/3 2 Festival Court Glasgow G51 1BA
18. Flat 0/2 2 Festival Court Glasgow G51 1BA

19. Flat 0/1 2 Festival Court Glasgow G51 1BA
20. Flat 3/4 5 Festival Court Glasgow G51 1BD
21. Flat 3/3 5 Festival Court Glasgow G51 1BD
22. Flat 3/2 5 Festival Court Glasgow G51 1BD
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44. Flat 1/2 3 Festival Court Glasgow G51 1BD
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46. Flat 0/3 3 Festival Court Glasgow G51 1BD
47. Flat 0/2 3 Festival Court Glasgow G51 1BD
48. Flat 0/1 3 Festival Court Glasgow G51 1BD
49. Village Hotel 7 Festival Gate Glasgow G51 1DB
50. Flat 3/4 1 Festival Court Glasgow G51 1BD
51. Flat 3/3 1 Festival Court Glasgow G51 1BD
52. Flat 3/2 1 Festival Court Glasgow G51 1BD
53. Flat 3/1 1 Festival Court Glasgow G51 1BD
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58. Flat 1/3 1 Festival Court Glasgow G51 1BD
59. Flat 1/2 1 Festival Court Glasgow G51 1BD
60. Flat 1/1 1 Festival Court Glasgow G51 1BD
61. Flat 0/3 1 Festival Court Glasgow G51 1BD
62. Flat 0/2 1 Festival Court Glasgow G51 1BD
63. Flat 0/1 1 Festival Court Glasgow G51 1BD
64. SCOTTISH POWER Scottish Power Offices St Vincent Crescent Glasgow G3
8LP