PLANNING APPLICATIONS COMMITTEE

Item 2
9th February 2021

Report by Head of Planning and Building Standards
Neighbourhoods, Regeneration and Sustainability

Contact: Nicola Marr Phone: 0141 287 6057

APPLICATION TYPE:	Full Planning Permission
RECOMMENDATION:	**Grant subject to condition(s)**

APPLICATION	20/01641/FUL	**DATE VALID**	03.07.2020
SITE ADDRESS	320 Peat Road Glasgow G53 6SD		
PROPOSAL	Erection of food store (Class 1) and associated works.		
APPLICANT	Farmfoods Limited 7 Greens Road Blairlinn Cumbernauld G67 2TU	**AGENT**	CPLC Associates Ltd Darren Walding The Bungalow 87A Station Road Bishops Cleeve Cheltenham GL52 8HJ
WARD NO(S)	03, Greater Pollok	**COMMUNITY COUNCIL**	02_089, Levern & District
CONSERVATION AREA		**LISTED**	
ADVERT TYPE	Bad Neighbour Development	**PUBLISHED**	17 July 2020

REPRESENTATIONS/ CONSULTATIONS

Representations

A total of 10 representations, including from Councillor Rashid Hussain and Councillor David McDonald, were received. Of the representations received, 9 were objections and 1 was neutral. The points of objection can be summarised as:

- Failure to meet Retail Policy (CDP4);
- Impact upon local businesses;
- Traffic impact;
- Impact upon residential amenity;
- Visual impact;
- Impact on property values; and
- Impact of construction works

Consultations

- Neighbourhoods, Regeneration and Sustainability – Public Health: No objection subject to safeguarding conditions.

SITE AND DESCRIPTION

The application site sits to the north of Peat Road; east of a residential street block; south of Househillwood Road; and west of Dunside Drive. The site is within a predominantly residential area, with a new housing development immediately to the north. St Robert Bellarmine church sits on the opposite side of Dunside Drive.

The site, which is currently owned by City Property, measures approx. 0.3ha and constitutes brownfield land, having previously been the site of a commercial Arnold Clark car garage with repair shop and MOT servicing. The garage, having been vacant since 2012, has been demolished and no structures remain on the site.

The applicant seeks full planning permission for the erection of a Farmfoods food store (class 1), including car parking, servicing arrangements and associated landscaping. The retail unit itself shall be located towards the north of the site, providing a gross floor space of approx. 850sqm. The on-site parking area shall be located to the south, with access for both customers and deliveries from the east on Dunside Drive. Pedestrian access to the site will also be provided from the existing footways to the north and south of the development.

Proposed hours of operation are: 0700hrs – 2200hrs Monday to Friday; 0700hrs – 2000hrs Saturday; and 0900hrs – 1800hrs Sunday.

The building will have a south-facing frontage with a number of different finishes to the external walls, which have been selected to reduce the visual impact of the building on the site and to relate to existing materials of neighbouring residential buildings. Materials shall include glazing, cladding, render panels, and buff brickwork. The building shall have a monopitch roof to minimise the height and impact on the residential context of Househillwood Road. At its highest point, the roof height shall be approx. 5.7m, falling to 3.5m at the lowest point. The roof will feature solar panels to increase the energy performance of the building.

Landscaping is proposed along the boundaries of the site. To the west and north, this comprises tree planting and soft landscaping to separate the development from the adjacent residential properties. Lower level landscaping is proposed to the east. Existing trees to the south of the site will not be impacted by the development.

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

Not applicable

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

The following reports have been submitted:
Planning and Retail Assessment
Noise Impact Assessment

B. Summary of the terms of any Section 75 planning agreement

Not applicable

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.
1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.
1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

POLICIES

The Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan (Approved July 2017) and the Glasgow City Development Plan (CDP) which was adopted on 29 March 2017.

The application is categorised as a 'local development' which does not raise issues of strategic significance and there are no directly applicable policies within the Strategic Development Plan. With regards the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance is as follows:

CDP 1: The Placemaking Principle & SG 1: The Placemaking Principle
CDP 2: Sustainable Spatial Strategy
CDP 4: Network of Centres and SG 4: Network of Centres
CDP 5: Resource Management & SG 5: Resource Management
CDP 8: Water Environment & SG 8: Water Environment
CDP 11: Sustainable Transport & SG 11: Sustainable Transport

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 require that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The two main issues to consider in the assessment of this application are:-

(a) whether the proposal accords with the Development Plan; and
(b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises the Glasgow and Clyde Valley Strategic Development Plan and the Glasgow City Development Plan (CDP). The Strategic Plan sets a 2,500sqm threshold of strategic significance, therefore there are no specific policies of relevance to the application proposal which require to be considered.

Glasgow City Development Plan

The Glasgow City Development Plan consists of high level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies.

The following policies are considered particularly relevant to the application assessment:

CDP 1 – The Placemaking Principle & SG 1 – Placemaking

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context, and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

This Policy aims to contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

SG 1 **'Placemaking'** supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city and comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

Part 2, Section 1 'Sustainable Development', Paragraphs 1.62 – 1.75 address 'Energy Efficient Buildings', stating that resource efficient design is a key contributor in the placemaking approach and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources. A range of considerations and opportunities to achieve these aims are provided and are further elaborated in policy CDP5 and SG5.

Comment:
The applicant has submitted an Energy Statement which meets these aspirations.

Part 2, Section 1 'Sustainable Development', 'Development of Brownfield Land & Contaminated Sites' recognises that significant amounts of vacant and derelict land generates a negative image of the City, for both residents and visitors. This can adversely affect environmentally sensitive activities such as tourism and inward investment. Vacant and derelict land is indicative of a damaged environment that may be hazardous to people, animals and plant life. Whilst generally less attractive to developers than greenfield sites, vacant and derelict land is more sustainable in terms of transportation, energy conservation and the use of finite land resources.

It is critical that new development is compatible with existing and future uses. Guidance aims to ensure that any non-residential development in proximity to residential development does not harm residential amenity or erode the character of residential neighbourhoods. Residential areas are supported by a range of uses that help to reinforce the community by creating focal points as well as reducing the need to travel. Local shops are within the identified uses that are deemed to be compatible and complementary to residential areas and are encouraged.

Outwith specific Network of Centres and Economic Development Areas identified in the Plan, permission will not normally be granted for uses that would generate unacceptable levels of disturbance, traffic, noise, vibration, and emissions (particularly outside normal working hours) or which propose the storage of quantities of hazardous substances in close proximity to housing.

Comment:
The application site has lain vacant and undeveloped for a number of years, with no previous consents granted for the site. The proposal seeks to bring the site, last used for commercial purposes, back to active use whilst respecting the surrounding context and residential uses. The building has adopted a typology and placement on the site that aims to reduce any potential impact upon visual or residential amenity. The lowered roof height at Househillwood Street reduces the dominance of the building whilst the selection of materials shall reflect existing dwellinghouses and again aim to aid the placement of the building within the streetscene. In addition, site layout has been developed to locate the delivery area, and associated condenser units, to the east of the site to reduce any impact upon residential properties to the north and west.

The proposal is not considered to give rise to significant impact upon residential amenity, subject to safeguarding conditions.

Part 2, Section 5 'Detailed Design' discusses the range and choice of building materials and the contribution this aspect of design makes to the City's built environment and the character of the its commercial and residential districts. It is expected that all new development will:

a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
c) acknowledge the local architectural and historic context through the use of appropriate materials.

Comment:
These considerations have been integral to the design development process and have influenced the choice of materials for the building. A condition has been recommended to ensure the use of high quality materials through the submission of details and samples.

Overall, the proposal for an active use on the vacant, previously commercial, site is welcomed subject to safeguarding conditions to protect residential amenity. The proposal is in accordance with CDP 1 and SG 1.

CDP 2 – Sustainable Spatial Strategy & SG 2 – Sustainable Spatial Strategy

This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that utilise brownfield sites in preference to greenfield sites.

Comment:
The proposed site is brownfield, with the former commercial garage having been demolished and the site lain vacant for a significant period. The proposal is in accordance with CDP 2.

CDP 4 – Network of Centres & SG 4 – Network of Centres

Policy CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland; protecting and revitalising all Town Centres within the Network; supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres; supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and embracing the principles of placemaking, and building on the strengths of each Centre.

The policy aims to ensure people have good access to a networked hierarchy of goods and services from City Centre functions to small local centres. The 'Town Centres First' approach is embedded within the policy approach which seeks to direct a range of footfall generating uses such as retailing, cultural and community facilities, leisure, entertainment, recreation, residential and business uses into centres as the preferred location, with the scale of development being apportioned as appropriate to each centre's positioning within the hierarchy.

The sequential approach will be applied to all large scale developments (over 1000sq m (gross) convenience retail floorspace). Proposals for other Town Centre uses or for smaller scale retail and commercial leisure development should also be assessed where they are likely to generate significant footfall. In this case, it is appropriate to apply the sequential approach due to potential footfall generated. Development proposals that are subject to the sequential approach must also comply with Assessment Guideline 1.

Assessment Guideline 1: The Sequential Approach
a) In line with SPP, sites should be considered in the following order of preference:

1. Town Centres (including the City Centre, Major Town Centres and Local Town Centres)

2. Edge of Town Centre locations

3. Other Retail and Commercial Leisure Centres

4. Out of Centre locations that are, or can be made, easily accessible by a choice of transport modes

Development proposals outwith a Town Centre must demonstrate, to the satisfaction of the Planning Authority, that they cannot be accommodated at a sequentially preferable location.

b) In addition to a) above, proposals should also satisfy the following locational criteria:

(i) At Out of Centre locations – demonstrate, to the satisfaction of the Planning Authority, that the site is accessible by a range of sustainable modes of transport, particularly walking and cycling;

(ii) At Edge of Centre locations – demonstrate, to the satisfaction of the Planning Authority, that the site is well connected to the Town Centre.

c) Where a sequentially preferable site is argued to be unsuitable or unavailable, the applicant will be required to provide evidence to this effect.

Policy CDP 4 aims to protect and revitalise the City's Town Centres by ensuring their vitality and viability is not undermined by inappropriate large scale retail and commercial leisure development proposals. Assessment Guideline 9 sets out assessment criteria designed to consider the acceptability of such proposals. In this instance whilst the proposal falls below the 1000sq m threshold, due to potential footfall generated, it is appropriate to consider its compliance with these guidelines, as per AG9 (b) below.

Assessment Guideline 9: Large Scale Retail and Commercial Leisure Development Proposals

a) Retail or commercial leisure development proposals not identified in Table 8, that are over 1000 sq m (gross) convenience retail floorspace and/or over 2000 sq m (gross) comparison retail (or commercial leisure) floorspace, must be accompanied by supporting information to allow the Council to determine whether the proposal is acceptable with respect to the criteria set out below:
(i) Accordance with the sequential approach, as detailed in Assessment Guideline 1.
(ii) The proposal will help to meet a demonstrated quantitative or qualitative deficiency.
(iii) An assessment of the retail impact of the proposal to ensure it will not have a significant adverse impact on the vitality and viability of Centres, either on its own or cumulatively with other consented developments.
(iv) An assessment of any significant economic impact of the proposal, including any job creation and potential job displacement effects created by the loss of employment within Town Centres.
(v) The scale of the proposal will not change the role and function of a Centre relative to other Centres with the same status in the Network. Such proposals will require to be promoted through a plan-led process.
(vi) Good existing or potential access by the appropriate catchment population. This should be by a variety of means of transport (including public transport, cycle and on foot).*
(vii) Existing physical infrastructure must be capable of supporting the development or, failing this, capable of being improved to the necessary standards.
(viii) No loss of amenity to nearby residents and no adverse environmental impacts (unless mitigated to the satisfaction of the Council).
(ix) The proposal does not conflict with other provisions set out in the City Development Plan and associated Supplementary Guidance (including Spatial Supplementary Guidance).

b) In exceptional circumstances proposals that are under the floorspace thresholds set out in a) above may also be required to demonstrate compliance with a)(i) to (vii) (for example where a proposal has the potential to affect a Local Town Centre).

c) In locations outwith existing Town Centres, large scale retail developments or extensions to existing large scale retail units may be subject to conditions limiting the use of the floorspace for the sale of convenience and/or comparison goods. Limitations may also be placed on the range of comparison goods acceptable, depending on the characteristics of the nearest Town Centre. These conditions are intended to ensure that floorspace cannot be altered without Council approval.

d) Where provision of in-store services (such as pharmacies) is proposed, supporting information will be required in respect of:
(i) Existing levels of provision within the core catchment of the proposal; and
(ii) Any impacts (including cumulative) on an existing Town Centre (either adjacent to or within the core catchment of the proposal).

Comment:
In this case, the proposal is an out of centre location. The applicant has conducted a search of the proposed store's catchment area for sequentially preferable sites. There are no Town Centres in the catchment area, however potential sites within Pollok Major Town Centre have been considered as well as within the Nitshill Local Shopping facility. The applicant has found no alternative sites that are suitable/available and that meet their site requirements. On this basis, the proposal meets the requirements of Assessment Guideline 1.

The applicant's retail statement considers quantitative deficiency and finds a surplus of expenditure in the catchment area of £19.5m which is sufficient to accommodate the convenience turnover of the proposed store which is forecast to be £3.87m. The qualitative deficiency has also been considered, with the proposed store providing a specialist frozen food offer to serve local communities and would attempt to replace the Farmfoods store that was formerly located in Pollok Town Centre prior to the development of Silverburn Shopping Centre.

The retail statement assumes that the proposed store will primarily divert trade from existing stores that have a frozen food offer and provide a main food shopping function. The analysis predicts the following impacts on existing retail facilities in 2022:

Nitshill Local Shopping Facility – 5% reduction in turnover
Lidl, Peat Road – 5% reduction in turnover
B&M 1% reduction in turnover
Tesco, Pollok Town Centre – 2% reduction in turnover

M&S Food, Pollok Town Centre – 3 % reduction in turnover

The levels of impact indicated are not considered to be significant (with 10% or higher generally considered to be 'significant'). For information, as B&M and Lidl are both out of centre stores, these are not protected by policy. The creation of 15-20 jobs is to be encouraged and the levels of predicted impact on existing stores does not indicate that there would be any job displacement effects. The scale of the proposal is not sufficient to change the function of any Town or Commercial Centres. The proposed development would be accessible by a variety of means of transport including walking, cycling, vehicle and public transport and would be located close to existing residential areas.

Based on the retail assessment submitted with the application, the proposal is considered to be in accordance with Assessment Guidelines 1 and 9. On this basis, the proposal is in accordance with CDP 4 and SG 4.

CDP 5 – Resource Management & SG 5 – Resource Management
Policy CDP5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy is required to support all applications to which this policy applies.

Comment:
A Statement on Energy (SoE) has been provided demonstrating that the intention is to exceed the CDP5 requirement. A Gold Hybrid sustainability level is proposed by utilising photovoltaics and an air source heat pump. The measures proposed shall result in a 48% reduction in carbon due to the use of renewables. This SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The standard condition requiring this is proposed and subject to this condition the proposal would accord with CDP 5 and SG 5.

CDP 8 – Water Environment & SG 8 – Water Environment

Policy CDP 8 Water Environment aims to aid adaption to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 sq metres ground floor area will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a Surface Water Drainage Strategy is also fundamentally important to the design development of a proposal. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

Comment:
The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water. Both conditions are proposed in the list of conditions below.

The application has been adequately screened for flood risk and proposes an appropriate drainage strategy therefore the proposal is in accordance with the surface water drainage strategy of SG 8.

CDP 11 – Sustainable Transport & SG 11 – Sustainable Transport

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable active travel by supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

Parking provision for new retail developments requires to be assessed against the standards set out in SG11. There is no maximum parking provision for retail uses within base accessibility areas. However, the following are required for a development of the type sought:

- Disabled parking spaces – minimum of 3 spaces or 6% of spaces provided, whichever is greater;
- Electric vehicle spaces – minimum of 10% passive EV spaces and 2% active;
- Cycle parking – minimum 1 space per 100 sq metres of gross floor area, and minimum 1 space per 10 staff.

The following design considerations should be applied to car park design:

- Proposed should accord with the Council's Road Development Guide;
- Surface car parks should not be provided at ground or street level within in building where this would be at the expense of an active frontage onto a public street or space and the passive surveillance this would provide; and
- To minimise visual impact, surface level car parks should include high quality surfacing, boundary treatment and landscaping (including tree and shrub planting) within the parking area and, where appropriate, be screened with shrub or hedge planting;

Comment:
The proposal incorporates a surface level car park incorporating 50 vehicle parking spaces and 10 covered cycle parking spaces. This is considered to meet the above requirements, subject to recommended conditions. The site layout with the car park to the front of the building is considered appropriate to the site context as it shall prevent a dominant feature fronting Peat Road and shall reduce the number of residential properties adjacent to the car park area. Boundary treatments and landscaping have been incorporated into the site to improve the visual amenity of the site.

Subject to recommended conditions it is considered that the proposal accords with CDP 11 and SG 11.

In conclusion, the proposal is considered to comply with the relevant City Development Plan policies. In terms of issue (a) therefore, the proposal accords with the Development Plan.

Material Considerations

In respect of (b), with regard to the material considerations, 10 letters of representation have been received in relation to the application which can be summarised and addressed as follows:

- The proposal fails to meet CDP4 requirements for retail developments – it would have a negative impact upon existing local shops, and should be directed to existing units.

Comment: The applicant has submitted an assessment that demonstrates that the proposal is in accordance with Assessment Guidelines 1 and 9 and therefore complies with CDP4 and SG4 Network of Centres.

- Impact of increased traffic to surrounding streets including exacerbating existing on-street parking issues related to adjacent church; raising traffic safety issues; and increased vehicle emissions.

Comment: The development will provide dedicated on-site customer parking. There will be no impact on the level of existing on-street parking. The location of the proposed car park entrance has been designed in accordance with junction spacing criteria, having been reduced from the two previous vehicle access points to one under the current proposal. The submitted swept path analysis for service vehicles entering the site shows that Dunside Drive is capable of accommodating service vehicles entering and exiting the site. The Transport Assessment submitted with the proposal notes *"…a food retail development at the proposed location can be integrated into the existing transportation network, ensuring a high degree of accessibility to the site by a range of transport modes. It is considered likely that the road infrastructure in the area offers a level of capacity that will be able to accommodate the trip generation potential associated with the proposed development."*

- Impact upon residential amenity – including impact on daylight and sunlight to residential units; loss of privacy; and noise nuisance caused by delivery vehicles, refrigeration units and the car park adjacent to residential uses.

Comment: In response to concerns raised during the consultation period, the applicant instructed a Noise Impact Assessment in September 2020. The assessment concludes that "*noise levels from the proposed operations result in a rating level 6dB below the lowest operational background level recorded*". In response to the concerns raised by immediate neighbours, the applicant has indicated they are prepared to upgrade the acoustic timber screen currently indicated along the boundary with 330/332 Peat Road. The detail of the boundary treatment has been recommended as a condition, to allow the Planning Authority to consider this aspect further.

The site layout has been designed to take account of the adjacent residential units by including a stand-off from the boundary; landscaping; low building height; noise mitigation and aesthetics. Deliveries and condenser units have been deliberately designed to be located to the east of the building to keep these away from residential properties. It is not considered that there would be a significant impact to the natural light or privacy levels of the adjacent dwellings.

- The development would have a negative visual impact upon the streetscene.

Comment: The proposal seeks to bring the vacant site back to active use whilst respecting the surrounding context and residential uses. The building has adopted a typology and placement on the site that aims to reduce any potential impact upon visual or residential amenity. The lowered roof height at Househillwood Street reduces the dominance of the building whilst the selection of materials shall reflect existing dwellinghouses and again aim to aid the placement of the building within the streetscene.

- Impact on property values

Comment: This is not a material planning consideration.

- Impact of construction works – previous building works have caused crypt of adjacent church to flood. This is a problem known by Scottish Water that should not be exacerbated.

Comment: The applicant has undertaken the necessary diligence in terms of Flood and Drainage matters, to the satisfaction of the Planning Authority.

- Lack of public consultation on the proposal due to Covid-19 restrictions.

Comment: A formal Pre Application Consultation exercise is not required for a proposal of this scale. All required consultation exercises for an application of this type have been completed, including advertisement in local press, inclusion on the weekly list of planning applications and the issuing of neighbour notification letters.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the consultation responses, have been considered however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions.

CONDITIONS AND REASONS

01. Before any work on the site is begun, a comprehensive site investigation report shall be submitted for the written approval of the Planning Authority. Site investigations shall be conducted and reported in accordance with current and recognised codes of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" and BS ISO 18400 Series of Standards. The investigation reports shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, a remediation strategy shall be prepared that sets out all the measures necessary to bring the site to a condition suitable for the intended use and must be agreed with the Planning Authority in writing prior to work starting on the development. The remediation strategy shall also include a timetable and phasing plan where relevant.

    The approved remediation scheme shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Planning Authority. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the execution of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

    Reason: To ensure the ground is suitable for the proposed development.

02. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease unless otherwise agreed by the Planning Authority in writing.

    A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority

    Reason: To ensure the ground is suitable for the proposed development.

03. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority.

    The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability.

    The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning

authority before the development/the relevant part of the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

04. Prior to commencement of works on site, the applicant shall submit final construction Drawings of all Drainage and SUDS for the approval of the planning authority.

Reason: To minimise the risk of flooding and its adverse effects.

05. Prior to commencement of works on site, the applicant shall submit confirmation of Technical Approval from Scottish water to confirm that a surface water connection to their system has been granted.

Reason: To minimise the risk of flooding and its adverse effects.

06. Prior to the commencement of construction of the new building on site, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before any part of the shopping development commences trading to the public.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

07. Prior to the commencement of construction of the new building on site, details of a scheme to prevent the removal of shopping trolleys from the site shall be submitted to and approved in writing by the planning authority. The scheme shall be fully operational before any part of the shopping development commences trading to the public.

Reason: To ensure that shopping trolleys associated with this development do not give rise to environmental or travel movement problems in the area by being discarded in inappropriate places.

08. Before construction work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

09. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

10. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

11. Any trees or plants which die, are removed or become seriously damaged or diseased within a

period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

12. External materials shall be cladding panels, render and brick. Samples of external materials shall be submitted to and approved in writing by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area
Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

13. Prior to the commencement of construction of the new building on site, detail of the proposed screening/fencing to the delivery bay, including scale drawing(s), shall be submitted for the written approval of the Planning Authority. The agreed screening measure shall be constructed prior to operation of the hereby approved food store.

Reason: In order that the works do not detract from the appearance of the building.
Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

14. Notwithstanding the approved drawings, further detail of the acoustic screening measure to the western site boundary shall be submitted for the written approval of the Planning Authority prior to the commencement of construction of the new building on site. The agreed screening measure shall be constructed prior to operation of the hereby approved food store.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.
Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

15. Details of external security features proposed for use on the premises shall be submitted to the Planning Authority for written approval in respect of design, colour and location. Written approval from the Planning Authority shall be obtained prior to any installation work.

Reason: In order that the works do not detract from the appearance of the building.
Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

16. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking: locations; minimum levels; safe, sheltered and secure; and in 'Sheffield' type racks. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

17. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

18. All redundant footway crossings shall be removed and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason: In the interest of pedestrian safety.

19. Vehicular access from Dunside Road should be taken via dropped kerb footway crossing in accordance with Figure 10.18 of the Roads Development Guide.

Reason: To ensure that users have safe access to the development.

20. Provision shall be made in the design for electric vehicle parking. This provision shall be in accordance with the requirements of Glasgow City Council City Development Plan, 'Supplementary Guidance 11: Sustainable Transport, Section 7 Electric Vehicles' and shall be available for use in accordance with the approved drawings before the development is occupied.

    Reason: In order to promote Sustainable Transport.

21. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

    Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

22. Acoustic/amplified music from the premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

    Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

23. The use of the premises shall be restricted to the following days and hours of operation: 0700hrs – 2200hrs Monday to Friday; 0700hrs – 2000hrs Saturday; and 0900hrs – 1800hrs Sunday.

    Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

24. The arrival of delivery vehicles at the premises shall be restricted to the following days and hours: Monday to Friday 0800 hours -1900 hours; Saturday 0800 hours – 1800 hours; Sunday 1200 hours – 1600 hours.

    Reason: To protect local residents from exposure to noise at unsocial hours.

25. Clear glazing shall be used for all windows.

    Reason: In order that the works do not detract from the appearance of the building.

26. All glazing shall remain clear of vinyls and other advertisement features or displays and no items of fixed or moveable furniture or equipment shall be positioned against glazing or in a manner which obscures it.

    Reason: In order that the works do not detract from the appearance of the building.

27. Light from the development shall not give rise to:

    (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%
    (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
    (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

    Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

Drawings

The development shall be implemented in accordance with the drawing(s):

Location Plan LP100 received 29 June 2020;
Proposed Site Plan SP201 received 29 June 2020;

Proposed Street Scene Elevations EL401 received 29 June 2020;
Proposed Elevations EL400 received 29 June 2020;
Proposed Floor Plan FP300 received 29 June 2020;
Proposed Roof Plan FP301 received 29 June 2020;
Proposed Landscaping Site Plan SP202 29 June 2020;
Proposed Drainage Layout J3094-C-01received 7 October 2020;

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

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.

04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.

05. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

06. The applicant is advised that a S56 order is required for any works encroaching on the footway.

07. The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.

08. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

09. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.

10. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste

transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.

11. Premises used for the purposes of a food business require to register under the Food Premises (Registration) Regulations 1991. An application form for registration of the premises or change of details of an existing registration can be obtained from Environmental Health.

for Chief Executive, Glasgow City Council	DC/ NMR/ 26/01/2021

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Glasgow City Council
Development and Regeneration
231 George Street
Glasgow G1 1RX

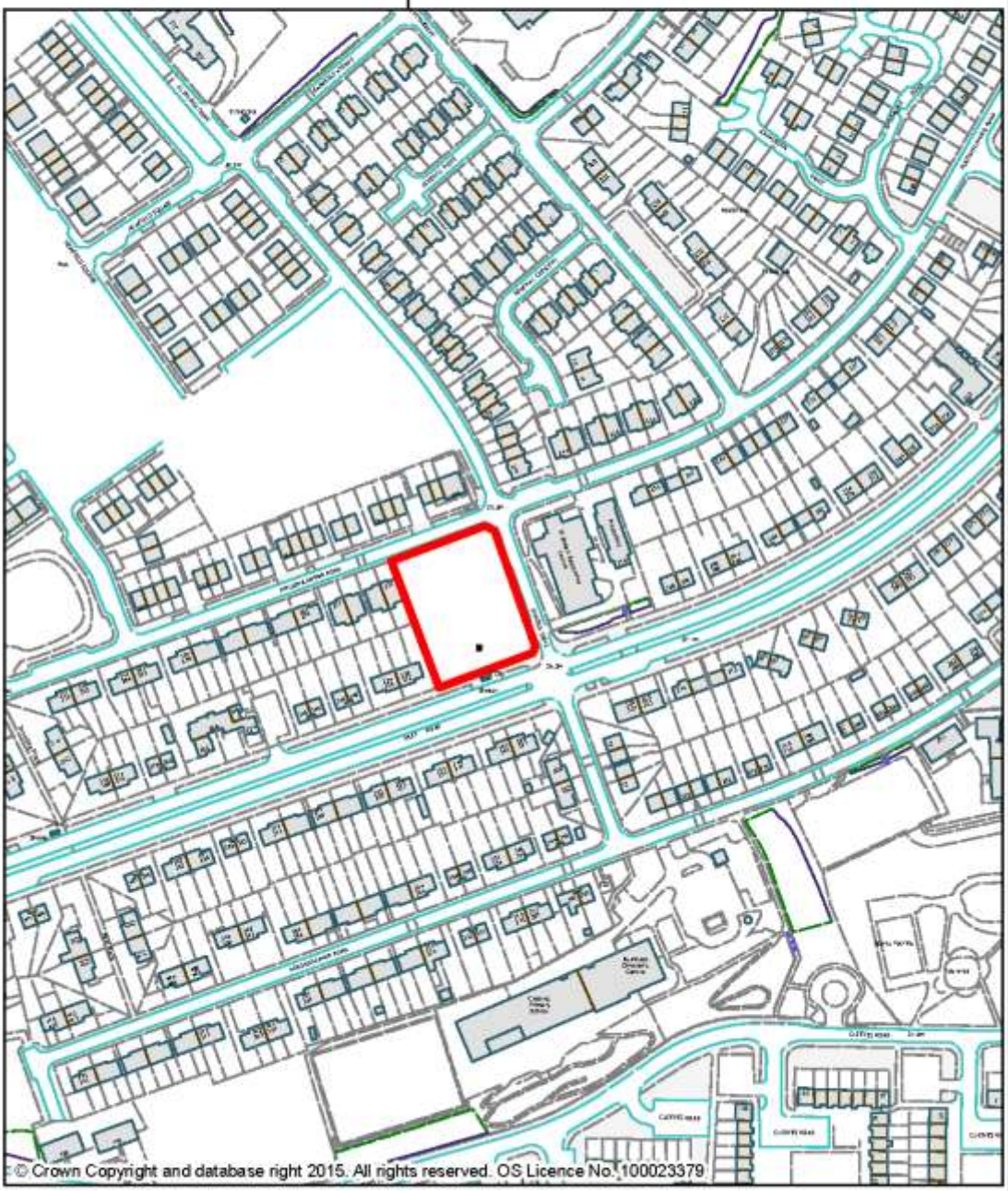
Executive Director: Richard Brown

Reference No: 20/01641/FUL

Address:
320 Peat Road G53 6SD

Scale: 1:2,500

Indicative Site Location **Ward:** 03



Location of Site (for details refer to Report)