



Planning Applications Committee

Supplemental Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1

16th September 2025

Contact: Neil Moran Phone: 0141 287 8684

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s) and S75

Application	22/01774/FUL	Date Valid	08.07.2022
Site Address	Mount Florida Bowling Club 69 Carmunnock Road Glasgow G44 4UE		
Proposal	Erection of flatted residential development (32 units) and associated parking and open space landscaping - Potentially contrary to City Development Plan policy CDP 6: 'Green Belt and Green Network'		
Applicant	Noah Management And Developments 116 Elderslie Street Glasgow United Kingdom G3 7AW	Agent	JM Architectes Phil Zoechbauer 50 Bell Street Glasgow Scotland G1 1LQ
Ward No(s)	07, Langside	Community Council	02_102, Mount Florida
Conservation Area		Listed	
Advert Type	Contrary to Development Plan	Published	15 July 2022
City Plan			

INTRODUCTION

On the 6th of May 2025 the Planning Applications Committee voted that consideration of the above application be continued for a hearing. Following this, Mount Florida Community Council's Local Place Plan (LPP) was registered with Glasgow City Council and is now a material consideration in the assessment of planning applications within the boundary of the Local Place Plan.

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires 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), this is addressed in the report below.

In respect of (b), with regard to the Material considerations, these are addressed in the report below with the following additional material consideration:

Mount Florida Local Place Plan

The Mount Florida Local Place Plan (MFLPP) identifies four key themes in order to deliver the vision and objectives of the LPP:

- 1) Enhancing connectivity and inclusivity in Mount Florida.
- 2) Revitalising Green and Community Spaces for Sustainability and Well-being in Mount Florida.
- 3) Championing the Local Economy and taking a Local Town Centre firsts approach in Mount Florida.
- 4) Unlocking priority sites in Mount Florida.

Theme 2 Project 6 'Green space' and Project 7 'Community Space' identify Green space and community at the Bowling Club, identified the LPP mapping as the former Mount Florida Bowling Club subject of this planning application.

Theme 2 Project 9 'Flooding' sets priorities for flood mitigation and rain gardens. Theme 4 identified the former Mount Florida Bowling Club site as Priority Site 13c.

Theme 2 Project 6 'Green space'

The plan recognises a lack of immediate access to good quality green space for residents of Mount Florida and proposes a number of steps to improve this, including, the creation of accessible community green space at the Bowling Club on Carmunnock Road, including play provision for children.

As addressed below in the assessment of the proposal against the Development Plan, the proposal does create an accessible community garden at the former Mount Florida Bowling Club site on Carmunnock Road and includes play provision for children.

Theme 2 Project 7 'Community Space'

The plan supports the development of flexible community venues, with a particular emphasis on the provision of spaces and activities for young people. Spaces identified to meet this need include the bowling club on Carmunnock Road. Since its closure, the Bowling Club has remained inaccessible to the community. It is ideally located to provide a community hub, not just to immediate neighbours, but to the wider community.

As addressed below in the assessment of the proposal against the Development Plan, the proposal does create a new flexible community hub in the retained and refurbished club house building.

Theme 2 Project 9 'Flooding'

There are a number of concerns around flooding in Mount Florida and several key areas have been noted through consultation. The plan proposes: Mitigation for flooding around Carmunnock Road at Third Avenue is a priority for local people, and a long term approach to mitigate flooding such as rain gardens.

As addressed below in the assessment of the proposal against the Development Plan, the proposal does address flood risk, including existing known issues at the junction of Third Avenue, and the site includes rain gardens.

Theme 4 – Priority Site 13c

There are several sites which provide important opportunities to meet the needs identified throughout the LPP.

Where these sites are suitable for housing, the plan stipulates that there must be an increase in local infrastructure capacity before any additional housing is developed. This includes ensuring that new developments should also include community spaces. Priority sites include the Bowling Club on Carmunnock Road, which the plan proposes is brought into community use with a flexible community hub and accessible green space.

As addressed below in the assessment of the proposal against the Development Plan, the proposal does create a new community use at the former Mount Florida Bowling Club site with a flexible community hub and accessible green space.

CONCLUSION

The above demonstrates that the proposed development is consistent with the Mount Florida Local Place Plan, subject to the proposed conditions and Section 75 legal agreement. The Section 75 legal agreement will ensure ongoing public access and maintenance of the open space and clubhouse.

As addressed below in the assessment of the proposal against the Development Plan the proposed development complies with the relevant policies of the Development Plan and other material considerations, including the consultation responses and letters of objection, 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 suggested conditions.



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Representations/Consultations

Scottish Water	- No objection
SportScotland	- No objection

There were a total of 283 objections including from Councillor Bruce, Councillor Docherty, and Mount Florida Community Council. There were also 130 letters of support, and one neutral representation from RSPB Scotland. The points of objection and support are summarised below:

Letters of support

- Design
- Clubhouse
- Consultation
- Previous Appeal Decision
- Compromise

Neutral

- Swifts

Objections

- Loss of open space
- Open Space Standard
- Alternative Use
- Sustainability
- Biodiversity
- Placemaking
- Design and Materials
- Scale/Mass
- Overshadowing
- Privacy
- Traffic generation / Road safety
- Parking
- Access
- Flood Risk
- Greenfield/Brownfield
- Clydeplan
- Affordability
- Mount Florida Primary School
- Consultation
- CDP 10
- NPF 4
- Property Value
- Loss of View

SITE HISTORY

The application site is the former Mount Florida Bowling Club, founded in 1909. The land on which the Bowling Club is sited was feued off to Mount Florida Bowling Club Ltd in 1920 before being conveyed to the trustees of Mount Florida Bowling Club in 1925.

Due to falling membership numbers, at a Special General Meeting on the 26th October 2018 the Bowling Club members voted to close the Club at the end of the 2019 season. The members of the Club then voted at the AGM on 15th March 2019 to dispose of the club grounds to Noah Management and Developments, the applicant.

The applicant submitted an application, reference 19/03788/FUL, for the erection of a 40 unit flatted development and associated parking and open space on the 13th December 2019. This was determined at a Hearing by the Planning Committee on the 17th November 2020 and was refused. The applicant appealed to Scottish Ministers, who upheld the refusal on the 15th July 2021.

SITE AND DESCRIPTION

The application site consists of the former Mount Florida Bowling Club, bounded by Carmunnock Road to the west, Kinmount Avenue to the north, Blairbeth Drive to the east and Third Avenue to the south. The site is occupied by a single storey clubhouse with two former bowling greens and a mature hedge perimeter.

The proposal seeks permission for the erection of 32 flatted properties within two blocks fronting onto Carmunnock Road. The accommodation proposed would be:

- 6 x 1 bed flats
- 20 x 2 bed flats
- 6 x 3 bed duplex flats

The layout of the site divides the site into a publicly accessible area of open space to the eastern half of the site and a residential development to the western half. The two flatted blocks are set back from the existing planted embankment, with the existing boundary hedge and fence retained to the entire perimeter. A single vehicular access is proposed from Third Avenue, accessing a row of 32 parking spaces.

The two flatted blocks are three stories in height, with accommodation within the pitched roof and utilising existing site levels to sit approximately one storey below the level of Carmunnock Road. The levels change across the Carmunnock Road frontage and the applicant has provided front elevations showing both the front elevations and the streetscene when the change in levels is taken into account.

The design draws on the prevalent features of the surrounding buildings, including bay windows, pitched roofs and string courses. The proposed flatted blocks would use a cream/buff brick and introduce vertical stack bonded bricks and soldier course bands to create a horizontal relief to the brickwork, reflecting the string courses of the surrounding architecture. Each elevation features projecting bays which allows for balconies to activate the façades and provide private outdoor space for residents.

The layout provides for the eastern half of the site as publicly accessible open space including the retained and refurbished clubhouse which, through a legal agreement, public access would be maintained. The full detail and specification for this area has been provided in sufficient detail for an analysis against policy, see below assessment under CDP 6 'Green Belt & Green Network'. The retained clubhouse would have the outbuildings and flat roofed extensions removed, with the original clubhouse refurbished and restored.

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

An Update Ecological & Tree Survey has been submitted.

iii. a design statement or a design and access statement

A Design & Access Statement has been submitted.

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)

A Flood Risk Assessment and drainage strategy have been submitted.

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

A Section 75 legal agreement is required to ensure ongoing public access to the open space, clubhouse and maintenance of the space.

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

National Planning Framework 4 (NPF4) Policies

Policy 1. Tackling the climate and nature crises
Policy 2. Climate mitigation and adaptation
Policy 3. Biodiversity
Policy 9. Brownfield, vacant and derelict land and empty buildings
Policy 12. Zero waste
Policy 13. Sustainable transport
Policy 14. Design, quality and place
Policy 15. Local living and 20 minute neighbourhoods
Policy 16. Quality homes
Policy 18. Infrastructure first
Policy 21. Play, recreation and sport
Policy 22. Flood risk and water management

City Development Plan Policies

CDP 1 & SG 1 – Placemaking
CDP 2 – Sustainable Spatial Strategy
CDP 5 & SG 5 – Resource Management
CDP 6 & SG 6 – Green Belt & Green Network
CDP 7 & SG 7 – Natural Environment
CDP 8 & SG 8 – Water Environment
CDP 11 & SG 11 – Sustainable Transport

Other Material Considerations

National Planning Framework 4 (2023)
Glasgow's Open Space Strategy (Adopted February 2020)
Design Guide for New Residential Areas (Adopted March 2013)
Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires 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 following assessment therefore focuses on the policies of the adopted development plan.

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 National Planning Framework 4 (NPF4) and the

Principle of Development

Policy 21 – Play, recreation and sport, CDP 6 – Green Belt & Green Network & SG 6 – Green Belt & Green Network.

The importance of open space has been emphasised by the NPF4 focus on addressing the climate and nature crises and on the associated role of local living and 20-minute neighbourhoods. As a result, the focus on both protecting open space and providing new open space to meet the needs of the City is more important than ever.

Policy CDP6 protects the categories of open space shown in Table 4, as identified on the Council's Open Space Map. The Open Space Map identifies the application site as 'Sports Areas – Bowling Green' which is a Demand-led category of open space in Table 4.

There are some circumstances in which the Council will permit development on open space, including for open spaces in a "demand-led" category the open space is for outdoor sports and its loss can be justified against criteria i to iii of part a) of NPF4 Policy 21 and the Council's Sports Pitch Strategy.

NPF4 Policy 21 part a) iii) states:

a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal:

- iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained;

This should be informed by the local authority's Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate.

In this instance SportScotland have advised that there is spare capacity for new members in surrounding bowling clubs. SportScotland have stated that their "view is that for bowling greens, there is a clear excess of provision in the area, and that the loss of the site can be justified in terms of its use as an outdoor sports facility for bowls."

There is therefore a clear excess of provision to meet current and anticipated demand for bowls and the loss of the outdoor sports facility can be accepted as the overall playing capacity of the area would be maintained.

In order to meet criterion a) iii, the proposal would require to provide a new facility to provide a better-quality facility in a location that will be convenient for users. As there is a clear excess of provision to meet demand for bowls, replacing these bowling greens with new bowling greens would not be appropriate.

Policy CDP6 of the City Development Plan states that standards for the provision of open space in new development will be brought forward through the Open Space Strategy (OSS), aimed at delivering enhancements to the Green Network, in terms of its quality, accessibility and quantity and that "the Council will expect new development to meet these standards, in line with the approach set out in the OSS".

The adopted OSS includes three open space standards which are aimed at delivering access to good quality open space in peoples' immediate environment and ensuring the green network is effective in terms of its wider functions.

- **A Quantity Standard** - to be used by the Council to ensure a sufficient quantity of publicly usable open space within each City ward;
- **An Accessibility Standard** - to be used by the Council to deliver access to open space of an appropriate size within a 400m walk of people's homes; and
- **A Quality Standard** - to be used by the Council to ensure that spaces used to meet the Accessibility Standard are of good quality and provide for a variety of open space needs.

Application of these standards form a key component of how the OSS determines local communities' open space needs. In this instance, the Local Context Analysis document for Newlands (within which the site is located), prepared to support the draft OSS, illustrated that the area surrounding the site and immediate area was one that was more than a 400m walk from an existing public park or amenity space that could meet the Quality Standard. As a result, the area surrounding the site is considered to be deficient in relation to the Accessibility and Quality standards of the OSS.

In relation to the Quantity Standard, the application site is located within Ward 7, Langside. Figure 10 of the OSS shows that Ward 7 does not have a sufficient amount of open space to meet the OSS Quantity Standard. As a result, it is considered that the area is deficient in terms of accessibility to good quality open space and in terms of the quantity of publicly usable open space. If the creation of a new publicly usable open space on the site could help address these deficiencies, it could be considered to provide a new facility to provide a better-quality facility in a location will be convenient for users.

The OSS states that "the OSS Delivery Plan process will clarify the future role of the City's open spaces. In particular, it is likely to mean: the retention of many open spaces for their existing purpose; the creation of new open spaces; the use of some open spaces for a different open space purpose; and the use of some open spaces for a non-open space purpose". It further states that "some open spaces may require to be used differently to meet current and future needs. Examples could be where a former playing pitch is no longer required for outdoor sport but is well-located to meet the accessibility standard".

The application site is a former bowling green for which there is no longer an identified demand within the City, with SportScotland raising no objection to the loss of the facility. The application site is well located to meet the Accessibility Standard, delivering access to open space within 400m walk of people's homes, provided the space would meet the Quality Standard.

The OSS Quality Standard requires that spaces should, when considered against the Quality Assessment Matrix, achieve a minimum overall score of 75% of the total possible score of the applicable criteria and the minimum required score specified in the matrix for each of the applicable criteria. The OSS Quality Assessment Matrix outlines seven categories:

- A) Size
- B) Configuration
- C) Surveillance
- D) Accessibility
- E) Aspect
- F) Place Quality
- G) Use

Size – "to meet the quality standard, open spaces are expected to be a minimum 0.3 ha in size." The proposed open space landscaping is 0.3 ha in size and so the proposal scores the required 5 on this criterion.

Configuration – "the space is of a topography, size, shape and configuration that can easily accommodate the intended range of functions (Gi-Giv) on it, and is designed and located to maximise its benefit to the wider place. No part of the space is rendered less functionally useful as a result of the shape of the space." The proposed open space landscaping meets this requirement to score 5 on this criterion.

Surveillance – "for smaller spaces, less than 1ha, effectively all parts of the space (90-100%) would be overlooked by buildings likely to be occupied during daylight hours." The site is surrounded by residential properties with excellent surveillance offered by the proposed residential development and scores 5 on this criterion.

Accessibility – "the space is directly accessible from most of the wider area/ surrounding streets and most entrances are DDA compliant. Movement to key areas of the space is facilitated by a network of DDA compliant paths. Any barriers between the path and important areas of the site should be limited and negotiable. Key entrances benefit from lighting on surrounding roads/paths."

The proposed open space landscaping is accessible from the east and south by three entrances which are DDA compliant and also from the west from a non- DDA compliant stepped access with relatively easy access from the north, where the levels do not allow for direct access. Internally, the proposed open space incorporates an integrated path network which joins up the important areas of the site without barriers. All entrances to the site are from the adopted road which is lit by street lights. The proposed open space landscaping meets this requirement to score 4 on this criterion.

Aspect – “all of the usable/flat parts of the space, including areas likely to be used for informal sports/ recreation and relaxation, are likely to benefit from direct sunlight for some of the day.” The proposed open space landscaping meets this requirement to score 4 on this criterion.

Place Quality – “the location, planting and landscaping of the space contributes positively to the amenity of the surrounding area, particularly homes, and is likely to provide a sense of wellbeing for users of the space.”

While the applicant has scored their proposal as a five on this category, it is deemed that the requirement for such a score is not met. The requirement to score five would require the space to contribute significantly to the amenity of the surrounding area. The proposed open space would contribute positively to the amenity of the surrounding area and so meets this requirement to score 4 on this criterion.

Use – This category has a range of seven active and non-active uses which the space must be assessed for separately in order to demonstrate that the space is capable of providing a range of functions for local people.

Informal Sport/Recreation – “for smaller spaces, much of the space could facilitate informal sport/ recreation, particularly flat (or gently sloping) ground that is grassed or similar. Most of this area has been designed to be well drained, containing no soft or boggy ground during normal weather conditions.” The applicant scored this category as a five, however this requires that most of the space would meet this use category. It is deemed that much of the space would meet this category and so meets the requirement to score 4 on this criterion.

Children’s Play – “looking at the space as a whole, there are good opportunities for natural play provided by the space’s landscaping, planting, layout and topography. Some limited fixed, good quality play equipment is available. Together with the space provided for biodiversity and informal sport/ recreation, these different environments provide for imaginative and exploratory play for children of all ages and abilities as an integral part of the wider space.”

There are specific natural play spaces and two sets of fixed play areas indicated to the northernmost and southernmost areas of the space proposed. It is deemed that the applicant has demonstrated an ability to meet the requirement to score 4 on this criterion.

Relaxation – “the space includes areas that can cater for “quieter” uses, including relaxation, meeting, picnicking etc. Such areas are designed to discourage informal sport through the provision of sensitively located trees and shrubs that help provide shade and some shelter from the prevailing wind. They are not immediately adjacent to areas likely to be used for informal sport. Good quality and robust seating, bins and picnic benches of an appropriate quality are provided and located to provide supervision of many areas in which children are likely to play. Permanent structures to provide shelter from the elements are provided, helping facilitate meeting/ outdoor education.”

There are areas across the site which cater for quieter uses which are separated from areas for informal sport, while seating and bins are located in useful spaces. The retained club house would provide shelter from the elements and would help facilitate meetings and outdoor education. It is deemed that the applicant has demonstrated an ability to meet the requirement to score 5 on this criterion.

Biodiversity – The existing site is a bowling green and surrounding planting, whereas the proposal would enhance the biodiversity of the site. The planting plan shows a variety of vegetation of varying heights with the existing mature hedge retained to maintain connection to surrounding habitats. The proposal has been amended to incorporate bug hotels and swift boxes. The proposed open space landscaping meets this requirement to score 3 on this criterion.

Maintenance and Condition – “all of the infrastructure that contributes to provision for: **informal sport/recreation** (flat, well-drained grassland or similar artificial surface and any enclosure); **children’s play** (fixed play equipment); **relaxation** (seats, bins, picnic benches) and **accessibility** (paths and entrances) is of good quality and condition.”

The proposed open space and equipment will be of good quality on installation. The requirements for ongoing maintenance to ensure the condition of the open space is maintained form part of the proposed Heads of Terms for the S75 legal agreement.

The applicant has stated the intention to hand the open space and clubhouse to a community organisation to run; however in the absence of a community organisation to partner with, the applicant's agent has provided the following commitment:

In terms of maintenance, at the time of writing, an agreement has yet to be reached with a community organisation in respect of the proposed community open space and associated facility. However, it is appreciated that many organisations cannot commit to the site until such time that it benefits from planning permission.

However, our client recognises the need for the Council to have certainty that the proposed community facility and associated open space will be publicly available and maintained.

Our client is entirely committed to redeveloping the site to provide the proposed community facility and associated open space. Our client will undertake all of the required works to form these spaces and they are also committed to maintaining them until such time as there is a community organisation which wishes to assume responsibility / ownership of them. To this end our client is willing to enter into a S.75 agreement, committing to maintain` proposed open space and associated pavilion building as a community facility. This should provide the Council with comfort that the proposed community open space and community facility will be properly safeguarded.

The proposed open space landscaping meets this requirement to score 5 on this criterion.

Water Management – “Where landform is suitable, the space has been designed to contribute to minimising and/or reducing flood risk, with areas designed for this purpose being safe and helping provide some amenity and biodiversity value.”

The drainage proposals, to be assessed in more detail under CDP 8 ‘Water Environment, have been designed to contribute to minimising flood risk, with storm water swales proposed to meet the needs of the site and provide amenity and biodiversity value. The proposed open space landscaping meets this requirement to score 3 on this criterion.

Community Growing/Allotment – “this is likely to require a publicly usable open space greater than 0.3 ha in size.” Due to the compact nature of the site, there is no requirement to provide this use within the proposed open space.

The proposed open space landscaping has scored at least, or above, the minimum score on all relevant criteria and has been scored as 51 over the 12 applicable criteria, this is 85% which exceeds the minimum overall score (of 75%) required in the Quality Assessment Matrix. The proposed open space meets the Open Space Standard.

The proposed open space landscaping meets an identified shortfall in the Accessibility Standard in the local area and meets the Quality Standard. The proposal therefore does provide for a replacement open space, in the local area. Subject to the proposed conditions and the securing of public access and future maintenance of the site through a legal agreement, the proposal would provide a new better-quality facility in a location that will be convenient for users while retaining the overall playing capacity of the area for bowls. The proposal is therefore one of the limited circumstances in which the Council will permit development on open space.

The principle of the proposal accords with Policy 21, CDP 6 and SG 6 ‘Green Belt & Green Network’.

CDP 1 – The Placemaking Principle & SG 1 – Placemaking states that:

It is the Council's aim that all residential development should be served by good quality, accessible community infrastructure. As part of this aspiration, wherever possible all existing community facilities and services should be retained. The Council will:

- a) safeguard against the loss of community recreational and sports facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for other community or recreational use;*
- b) encourage the flexible use of community facilities and recreational venues and the co-location of services;*
- c) encourage the cultivation of food locally by protecting existing allotments and supporting the delivery of new allotments and the increased provision of informal food growing spaces; and*
- d) seek to ensure that facilities are well located and easily accessible.*

New community facilities or extensions to existing facilities, which meet the current and future needs of the local community, will be supported provided:

- a) they are easily accessible by active and sustainable transport modes;*
- b) there is a local need; and*
- c) the land and/or building has the capacity and flexibility to accommodate more than one use or activity; and*
- d) the proposal is in line with the key placemaking principles and does not have an adverse impact on townscape character, ecological interests or residential amenity.*

The application site is a well-established Bowling Club with two greens which are identified on the Council's Open Space map. The site therefore is an existing community recreational and sports facility, which the above policy seeks to safeguard unless there is no longer a need by the community.

Through consultation with Sports Scotland, who have consulted Bowls Scotland, it has been established that there is an excess of bowls provision in the local area for the level of demand. As a result, Sport Scotland have raised no objection to the loss of the bowling greens.

The proposal includes the creation of an accessible open space suitable for a variety of recreational uses for the local community that would be easily accessible, have capacity and flexibility to accommodate more than one use, and would not have an adverse impact on townscape character, ecological interests or residential amenity. The retention of and refurbishment of the clubhouse retains the key existing community facility on the site, aside from the bowls facility, and opens it to the wider community.

The proposal accords with the Placemaking priorities for all residential development to be served by good quality community infrastructure and therefore accords with policies CDP 1 & SG 1.

Policy 16 Quality Homes encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported.

Comment: The proposed development will deliver 32 homes ranging between one and three bedrooms. The proposal will collectively help bring a derelict brownfield site back into active use. The site is sustainably located with high accessibility to public transport and good pedestrian connectivity and the submitted Statement of Energy demonstrates the applicants to commitment to delivering high levels of energy efficiency and low carbon technologies with these homes through applying enhanced fabric thermal performances, passive design measures, air source heat pumps and heat exchange and recovery systems.

It should be noted that Policy 16 introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. The adopted local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to introduce an affordable housing policy. Policy 16 requires local circumstances to dictate how the policy is applied relative to any increase or decrease in the 25% threshold. As the City Development Plan specifies that there is no requirement for affordable housing to be delivered through developer contributions it is not appropriate for the Council to apply the 25% requirement.

The proposal accords with Policy 16.

Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, reducing the need for greenfield development. Development proposals that will result in the sustainable reuse of brownfield land, including vacant and derelict land and buildings will be supported. Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses.

Comment: The application site, formerly Mount Florida Bowling Club, is a brownfield site that has lain vacant since 2020. The proposal will result in a sustainable reuse of the vacant brownfield land, taking

into account the biodiversity value of the site and enhancing the value through the provision of landscaped open space. The proposal includes the retention of the original clubhouse building, with demolition of the single storey flat roofed extensions.

The proposal accords with Policy 9.

CDP 2 – Sustainable Spatial Strategy provides a spatial representation of The Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City. The Policy therefore highlights that Spatial Supplementary Guidance will be prepared for these priority areas in accordance with the Sustainable Spatial Strategy.

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:

1. Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy;

Comment: The proposal has been assessed against the relevant policies of NPF4, which replaced the Clydeplan Strategic Development Plan in 2023.

2. Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;

Comment: The application site is not within one of the areas identified as a priority area requiring Sustainable Spatial Guidance.

3. Protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland;

Comment: The proposal would not impact on the City Centre, or its role as the sustainable regional centre of the West of Scotland.

4. Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas;

Comment: The development site is out with the River Clyde Development Corridor.

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;

Comment: The development site is not in a town centre and the proposed use is not one which would generate significant footfall.

6. Support the regeneration and redevelopment of key housing investment areas;

Comment: The development site is not in a key housing investment area.

7. Utilise brownfield sites in preference to greenfield sites;

Comment: The development site is a brownfield site, using the definition used in NPF4.

8. Prioritise the remediation and reuse of vacant and derelict land;

Comment: The development site has been vacant since the closure of the Bowling Club in 2019; however the site is not identified as vacant or derelict in the most recent survey.

9. Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations;

Comment: The proposal is not an economic development proposal.

10. Contribute to the development of vibrant and accessible residential neighbourhoods;

Comment: The proposed development, most specifically the proposed open space landscaping,

would contribute towards the creation of a vibrant and accessible residential neighbourhood.

11. Support higher residential densities in sustainable locations;

Comment: The development site is not a high density residential development and is within the maximum density deemed appropriate under policy SG 1.

12. Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

Comment: The site is not within the Green Belt; however the proposal provides for the retention of an area of open space which will be an enhancement for the green network.

13. Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme;

Comment: The proposal has been assessed against policies CDP 8 and SG 8 'Water Environment', as addressed below, and will accord with the requirements of the Metropolitan Glasgow Strategic Drainage Partnership.

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;

Comment: The site is not adjacent to, and does not contain, a waterway.

While the proposed development is on a greenfield site, this is outweighed by the proposal's accordance with the Plan's strategy, with its strong emphasis on placemaking, health and wellbeing, and sustainability.

The proposal accords with the Sustainable Spatial Strategy and therefore accords with policy CDP 2.

Climate Change & Biodiversity

Policy 1 Tackling the Climate and Nature Crises is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

Policy 2 Climate Mitigation and Adaptation is another overarching policy which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Developments should be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and be designed to adapt to current and future risks from climate change.

CDP 5 – Resource Management & SG 5 – 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 will be required to support all applications to which this policy applies

Comment:

The application site is a vacant brownfield site. The proposal is to redevelop the site to provide energy efficient housing within an established residential area. The landscaped open space would provide for biodiversity enhancements and conditions are proposed to ensure their ongoing contribution to tackling the nature crisis.

A Statement on Energy has been submitted as part of the planning application, which confirms the proposed development will include measures such as air source heat pumps and heat exchange and recovery systems to minimise lifecycle greenhouse gas emissions. The application is supported by a Flood Risk Assessment and drainage proposals which takes into account the most recent SEPA advice regarding factoring for climate change.

Subject to conditions, the proposal accords with Policy 1, Policy 2, CDP 5 and SG 5.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.

CDP 7 – Natural Environment & SG 7 – Natural Environment requires that where a protected or otherwise important species or habitat has been identified on, or adjacent to, the site, planning applications shall be supported by an appropriate level of information. At the time of submitting a planning application, applicants need to provide the following, as appropriate:

- a) Information on specific habitats, plants, animals and geology and the surrounding area, including its sensitivity, significance and value.
- b) An assessment of any potential effect of the development on these features.
- c) If adverse effects are expected, the details of proposed mitigation measures by the developer to avoid or minimise these effects.
- d) Where there is likely to be unavoidable damage or disturbance, then proposals which would compensate for the loss.
- e) A statement of whether there may be licensing requirements and, with reference to the relevant licence tests, a demonstration that a future species licence is likely to be granted.

Site appraisals and surveys shall be undertaken by a suitably qualified/experienced licensed ecologist, and with reference to the geodiversity surveys by BGS.

The Council expects that all trees, woodland or hedgerows affected by a development proposal have been, or will be, surveyed for protected species prior to the granting of planning permission. Proposed tree removals or retentions should be submitted for consideration as part of the planning application. There will be a presumption in favour of retaining all healthy and structurally sound trees, woodland and hedgerows on development sites. Where it is not possible to retain all trees, woodland and hedgerows on development sites, mitigation will be required.

Comment: The applicant has provided an Ecological & Tree Survey of the potential impact on: Designated Sites; Vegetation; Badgers; Breeding Birds; and Bats. This survey identified that there is bat roost potential which required a further bat survey during the bat flight period, May to September. This further survey identified that the Club House is of Local Value for roosting bats however any temporary disturbance of a non-breeding roost is not assessed as a significant ecological effect. There is a requirement for the demolition works to be licenced by Scottish Natural Heritage and there is a Bat Protection Plan for the works which has been deemed appropriate by Neighbourhoods & Sustainability Biodiversity. This Plan is subject of a proposed protective condition.

The proposal includes plans for the felling of 34 trees, predominantly to the Third Avenue, Carmunnock Road and Kinmount Avenue frontages. The planting plan includes proposals for the planting of 45 replacement trees of a variety of species, Sycamore, Rowan and Alder. The proposal is deemed to adequately mitigate for the loss of the existing trees.

The existing site was a bowling green with surrounding planting, whereas the proposal would enhance the biodiversity of the site. The planting plan shows a variety of vegetation of varying heights with the existing mature hedge retained to maintain connection to surrounding habitats. The proposal has been amended to incorporate bug hotels and swift boxes.

Subject to conditions, the proposal accords with Policy 3, CDP 7 and SG 7.

Design and Materials

Policy 14 Design, Quality and Place encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable.

CDP 1 – The Placemaking Principle & SG 1 – Placemaking aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will 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.

While often recognised as a city of tenements, Glasgow has a strong tradition of lower density villas, terraces and garden suburbs. The City has a rich history of building high quality family and lower density housing that provides access to gardens and wild spaces.

The Placemaking priorities for Low Density Housing Character Areas are:

- a) Creating Sustainable communities;
- b) Providing community facilities;
- c) Delivering high quality, accessible, multifunctional blue, green and grey open space; and
- d) Fostering social interaction and mitigating social isolation.

These priorities will help reconnect existing local communities and reactivate sustainable neighbourhoods throughout the City. Improving the quality of local facilities and amenities will help to reinforce and support the development of high quality places.

The Placemaking priorities for the Green Network Character Areas are:

- a) Safeguarding/maintaining multi-functional quality open spaces;
- b) Improving accessibility to, and through, open space;
- c) Enhancing the functionality, quality, biodiversity, connectivity of and access to the Green Network; and
- d) Consolidating and expanding the extent of high quality, biodiverse open space in order to create an accessible, well-functioning, multi-functional Green Network.

These priorities will help to respect, reconnect/reactivate and enhance Glasgow's existing green network and refine the quality, diversity and accessibility of open spaces available.

The proposed development is deemed to accord with the placemaking priorities of both the Low Density and Green Network Character Areas. The layout introduces two flatted blocks along Carmunnock Road, reinforcing the street edge and providing a high quality accessible open space which, as addressed below, will meet the new Glasgow Open Space Strategy.

Higher densities, 75+ dwellings per hectare (dph), may be considered in more limited circumstances for specific sites within high accessibility locations which form the frontage to main public transport routes and should be justified against the General Principles. These General Principles are: location; context and setting; the scale and massing of adjacent buildings; and public transport accessibilities and active travel opportunities.

Lower densities will, generally, be appropriate in the Outer Urban Area, where development proposals should be informed by the prevailing plot size in the vicinity where a clear pattern exists. Where there is no clear pattern of development to provide a context: sites with high accessibility may be developed within a range of 20-75 DPH

Comment: The application site sits in the Outer urban area, adjacent to the boundary of the Inner Urban Area, in an area of high accessibility. The development proposal is for 32 dwellings on a 0.6 hectare site, which is a density of 53.3 dph. The site is within an existing urban setting which is characterised by traditional sandstone two storey terrace properties, three storey post war flatted properties and four storey tenements.

The proposal, for a four storey block of flats, uses the change in levels to sit up to one storey below Carmunnock Road which is shown on section drawings as slightly taller than the surrounding terrace properties but not significantly enough to be out of scale with the surrounding properties. The proposed density is acceptable, having taken account of the character and scale of adjacent buildings, and accords with the General Principles of SG 1.

The proposed site layout has evolved through a design-led approach which has placed forming a new publicly accessible open space at the heart of the design process. Prioritising the creation of a space which would meet the Open Space Strategy, the layout forms an urban edge to Carmunnock Road and the creation of a landscaped and biodiverse multifunctional open space.

The proposed materials are a high quality cream/buff brick to create a visual harmony with the terraced houses opposite on Carmunnock Road. The introduction of vertical stack bonded bricks and soldier course bands would create a horizontal relief to the brickwork, reflecting the string courses of the surrounding architecture. the incorporation of renewables, in accordance with policies CDP 5 and SG 5 as addressed below, both will be minimally visible with the air source heat pumps located below the bridges to the front entrances to the flatted blocks.

The proposal is considered to deliver the six place-making principles, having been designed to address both the opportunities and constraints of the site to bring a brownfield site into active use, incorporating high quality architecture, materiality and energy efficiency.

The proposal accords with Policy 14, CDP 1 and SG 1.

Residential Amenity

Policy 15 Local Living and 20 Minute Neighbourhoods promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

CDP 1 – The Placemaking Principle & SG 1 – Placemaking aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will 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.

Comment: The application site is within a three minute walk of Mount Florida Town Centre, two bus stops served by multiple bus routes and is an 8 minute walk from Mount Florida station. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks.

All thirty two flats would be dual aspect and 81.25% would benefit from balconies, with the other flats having Juliet balconies. While there is no traditional 'backcourt' given the design of the site has prioritised the publicly accessible open space, the flats are generously proportioned internally, benefit from balconies and internal bin and cycle storage. The landscaped open space provides for significant areas for residents and local residents to use for a variety of functions.

A daylighting and sunlight test has been carried out and provided, which demonstrates that in terms of both the sun path analysis and the 25° test the proposed flatted blocks would pass the industry standards set out in BRE – Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. The applicant has also provided marked up plans which show the window to window distances, from the existing surrounding properties and the windows and balconies of the proposed development, exceed the 18 metres requirement to ensure adequate separation to protect privacy.

The proposal accords with Policy 15, CDP 1 & SG 1.

Flood Risk and Water Environment

Policy 22 Flood Risk and Water Management aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure. Development proposals will be supported if they can be connected to the public water mains.

Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

CDP 8 – Water Environment & SG 8 – Water Environment requires that planning applications of 5 or more dwellings will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development.

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. Where this is not the case, planning permission will not be granted.

The creation of a surface water drainage strategy is fundamentally important to the design development for any new development of 5 or more dwellings. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

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 has met the requirements of NRS Flood Risk Management subject to conditions. These conditions are proposed in the list of conditions below. Scottish Water have not objected to the connection of the proposal to the public water mains.

The application therefore has been adequately screened for flood risk and the proposal is in accordance with the surface water drainage strategy of Policy 22, CDP 8 and SG 8.

Transport & Parking

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

- i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. Will be accessible by public transport, ideally supporting the use of existing services;
- iii. Integrate transport modes;
- iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and adequately mitigate any impact on local public access routes.

CDP 11 – Sustainable Transport & SG 11 – Sustainable Transport and the Design Guide for New Residential Areas states that the design of new residential developments should give place and movement equal consideration. Layouts should encourage walking and cycling and discourage car based trips; therefore they should: identify carefully considered and potentially commercially viable public transport routes to, from and through the site; and ensure all dwellings are served by a potentially adoptable road.

The proposed site access proposed is to the adopted road, Third Avenue, and is set more than 25 metres from the junctions on Carmunnock Road and Blairbeth Drive. A standard vehicular access with a dropped kerb footway crossing can be formed in accordance with the standards of the Design Guide for New Residential Areas; however this will require the written consent (Section 56) from the roads authority for any works on or adjacent to the existing public road.

Parking provision in residential developments should be assessed against the standards set out in SG 11. In locations where space is restricted, the availability/provision of on-street parking can be taken into account in supply calculations for residential development, particularly for visitor parking. All such provision should be in marked bays and this may require the Council to promote a Traffic Regulation Order, at the developer's expense.

On-street parking, however, will be considered where integral to the design of a development. It will also be considered for certain development types where off-street parking may be neither practical nor feasible, e.g. tenemental infill, terraced housing or the retention of listed buildings. The availability of on-street parking, however, cannot be guaranteed indefinitely and the Council retains the right to introduce Controlled Parking Zones (CPZs).

The basic minimum standard for parking provision for new build is: 1 allocated space per dwelling unit for residents; and an additional 0.25 unallocated spaces per dwelling unit for visitors.

Variation, above or below these basic standards shall be justified against the following:

- public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility;
- density and open space considerations;
- placemaking, townscape and design requirements;
- house size and house form i.e. flatted accommodation with the lowest requirement, through terraced and semi-detached, to detached with the highest requirement;
- car availability by household in the surrounding area; and
- existing pressure on on-street parking in the surrounding area.

Comment: The application site has areas in High or Base Accessibility, with no area of the site below base accessibility, in the Outer Urban Area and within the Hampden event day parking zone. The site is on Carmunnock Road which while there is a bus stop immediately adjacent to the site, is not on a frequent bus route. The nearest frequently serviced bus stop is approximately 110 metres away on Kings Park Road, which is served by First Bus routes 5, 31, 34 and 90. Mount Florida train station is located approximately 450 metres from the site, with access to Cathcart Circle train services. The site is approximately 175 metres from a Tier 3 Local Town Centre, Mount Florida.

While the site is in an area of high and base accessibility, with close links to public transport and a local town centre, it is not deemed appropriate to justify a reduction in the resident's car parking requirement of one space per dwelling. The applicant has provided this residents requirement with 32 car parking spaces within the rear parking court. There is no visitor parking proposed, however this is deemed acceptable as meeting the first three of the justifications listed above.

The site has good access to public transport and the site layout has, as addressed above under CDP 1 and SG 1, evolved from a design-led approach which has placed forming a new publicly accessible open space at the heart of the design process. The inclusion of visitor parking to the layout would encroach unacceptably into the landscaped and biodiverse multifunctional open space. In this instance, the removal of the visitor parking requirement is deemed justified.

The parking court will require to provide for 100% passive electric vehicle charging provision, this will be secured by way of a condition. Residents should also be provided with information on the location of public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations and health benefits of walking / cycling. A condition requiring the provision of a residential travel pack is proposed to be secured by condition.

Cycle parking has been provided for internally to the flats. The lifts have been specified to allow for assisting residents to store their bikes internally. External, located adjacent to the stair access on Carmunnock Road, is the required visitor cycle parking.

Subject to conditions it is considered that the proposal accords with Policy 13, CDP 11 and SG 11.

Waste & Recycling

Policy 12 Zero Waste aims to encourage, promote and facilitate development that is consistent with the waste hierarchy.

Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and
- ii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

CDP 1 – The Placemaking Principle & SG 1 – Placemaking requires that for flatted development the bins/recycling stores should be as unobtrusive as possible. Large wheeled containers should be located conveniently in relation to where the collection vehicle will park. This should ideally be no more than 20 metres from the location of the waste containers. External stores should be constructed in materials to match the flats;

Comment: The existing site is a vacant brownfield site. The proposal, for the erection of a residential development, will generate waste when occupied and bin stores are proposed which includes space for the range of GCC recycling bins in addition to the waste bin and space for future recycling storage should the City Council adapt the recycling arrangements.

Communal bin stores are proposed internal to the close at ground level, with rear access for bin collection. Neighbourhoods, Regeneration and Sustainability (NRS) have raised no objections provided their service vehicles can enter and exit the site in a forward gear, which has been demonstrated by the applicant as able to be done.

The proposal accords with Policy 12, CDP 1 and SG 1.

Amenity Open Space and Play

Policy 21 Play, Recreation and Sport seeks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. New, replacement or improved play provision will, as far as possible and as appropriate:

- i. provide stimulating environments;
- ii. provide a range of play experiences including opportunities to connect with nature;
- iii. be inclusive;
- iv. be suitable for different ages of children and young people;
- v. be easily and safely accessible by children and young people independently, including those with a disability;
- vi. incorporate trees and/or other forms of greenery;
- vii. form an integral part of the surrounding neighbourhood;
- viii. be well overlooked for passive surveillance;
- ix. be linked directly to other open spaces and play areas.

Development proposals that include new or enhanced play or sport facilities will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

CDP 6 – Green Belt & Green Network & SG 6 – Green Belt & Green Network states that standards for the provision of open space in new development will be brought forward through the Open Space Strategy (OSS), and the Council will expect new development to meet these standards, in line with the approach set out in the OSS.

The OSS highlights that access to good quality open space is an important component of successful places and sets out Accessibility and Quality Standards to help achieve this.

The Accessibility Standard is aimed at delivering access to open space in peoples' immediate environment. The OSS refers to the spaces that will be used to meet the Accessibility Standard as "Community Spaces".

The Quality Standard is used with the Accessibility Standard to help ensure Community Spaces are of a good quality. It only applies to Community Spaces and is used in conjunction with a Quality Assessment Matrix, which sets out minimum requirements for the space in relation to a number of criteria, including size, accessibility, maintenance and the degree to which it provides for informal sport/recreation, children's play, relaxation and biodiversity.

The OSS states that these standards will be used to help deliver better access to good quality open space by informing the planning process and identifying when, for example: a new open space, to meet the accessibility and quality standards, should be provided as part of a new development; or a new development should contribute towards the provision of a new space, the enhancement of an existing space or access to a space.

Where new development provides for a community space within the development itself or on other private land, a legal agreement ensuring relatively unrestricted public access and ongoing maintenance to meet the Quality Standard will be required.

Comment: The proposal would deliver a new publicly accessible area of open space which meets the Accessibility, Quality and Quantity Standards in the Open Space Strategy which would provide a new community space to the local area, which is outwith 400m of the nearest Community Space.

Subject to the proposed legal agreement, to ensure ongoing public access to the site and maintenance of the facility, the proposal would address an identified area of deficit in accessibility to an open space which meets the Open Space Strategy's Quantity and Quality Standards.

The children's play proposed within the proposed open space has been assessed against the OSS's Quality Assessment Matrix. There are specific natural play spaces and two sets of fixed play areas indicated to the northernmost and southernmost areas of the space proposed. It is deemed that the applicant has demonstrated an ability to meet the requirement to score 4 on this criterion.

Subject to a legal agreement the proposal accords with Policy 21, CDP 6 and SG 6.

Policy 18 Infrastructure First encourages, promotes and facilitates an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking. Where planning conditions, planning obligations, or other legal agreements are to be used, they should meet the following tests:

- be necessary to make the proposed development acceptable in planning terms
- serve a planning purpose
- relate to the impacts of the proposed development
- fairly and reasonably relate in scale and kind to the proposed development
- be reasonable in all other respects

Comment: The proposed development, if granted permission would require to be subject of a Section 75 legal agreement, to ensure ongoing public access to the open space, clubhouse and maintenance of the space.

It is considered that this legal agreement meets the stated tests and the applicant has agreed to enter into the agreement and ensure public access and maintenance is secured.

In conclusion, the proposal is considered to fully comply with the relevant NPF4 and City Development Plan policies.

In terms of issue (a), therefore, the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of (b), with regard to the Material considerations, these are as follows:

Letters of Objection

- **Loss of open space** – The site to be build upon, the former Mount Florida Bowling Club, is officially designated as open space, and is located in an area with a clear shortfall of open space. A local group already has planning approval to redevelopment the site as a recreational public amenity. This would not be possible if Noah's proposal proceeds. The community aspect proposed is minimal. Additionally as Glasgow hosted COP26 it seems only right that we preserve all green space for the sake of our planet, as well as for the health & wellbeing of the people on it. Especially with what we are seeing happening all over the world with the climate.

Comment: As addressed above, the application site is identified on the PAN 65 open space map as a demand led open space. The proposed development has been assessed against CDP 6 'Green Belt and Green Network' and its accompanying Supplementary Guidance, in addition to the Open Space Standard. The proposed development meets one of the circumstances where the Council will permit development on open space and would deliver a new open space which meets the Open Space Standard for the community.

- **Open Space Standard** – The applicant's area calculation of precisely 0.30 ha includes a building - the clubhouse. In addition the 0.30 ha includes the bin lorry turning head which encroaches into the public open space. Lastly, a significant proportion of the narrow open space is taken up with a drainage swale along the western edge, which could not be considered usable open space.

I question the feasibility of the developer's proposal to hand over responsibility for the upkeep of the clubhouse to a community organisation. No community organisation has shown an interest

in maintaining the clubhouse.

Comment: The proposal has been assessed above against City Development Plan policy CDP 6, Supplementary Guidance 6 and the Open Space Strategy and has been scored against the Quality Assessment Matrix. The inclusion of the clubhouse and swale contribute towards the relaxation, biodiversity and water management criteria of the Quality Assessment and are considered to contribute towards the proposed open space.

No community organisation has agreed to take on the running of the clubhouse and maintenance of the open space. The applicant has committed to the ongoing maintenance of the open space and running of the clubhouse and this would be secured by the proposed legal agreement.

- **Alternative Use** – Mount Florida Community Trust had their planning application approved in 2020. The application had a high level of local support for the plan to retain the whole site for community use.

Comment: Each application must be assessed on its own merit, this application has been assessed above and deemed to meet the relevant Development Plan policies. The Community Trust's consent has expired, however the existence of an alternative permission on site should not preclude the assessment of the current application.

- **Sustainability** – Glasgow City Council, under their sustainability heading, claim to be "committed to making Glasgow a net-zero carbon, biodiverse, climate-resilient and healthier city where people and nature can flourish". I fail to see how this mission statement can be justified where 32 new apartments take up one of the last remaining green spaces in the area.

Comment: As addressed above, the application has been assessed against CDP 5 'Resource Management' and its accompanying Supplementary Guidance. The proposed flats would meet the Gold Hybrid requirements of the Building Regulations, secured by the proposed condition for a Statement on Energy. The flatted dwellings would exceed the policy requirement of a 20% reduction in carbon emissions due to the use of LZCGT, achieving a 31.3% reduction.

The proposal has been deemed to meet CDP 6 as addressed above and therefore meets one of the circumstances where development on open space can be acceptable, while providing for a new publicly accessible open space that meets the Open Space Strategy. This site is in a sustainable location and will make a contribution to the green network as proposed.

- **Biodiversity** – The conservation of animals and bees which are in decline and are needed for everything. The hedges and the trees at the bowling green are a haven for birds, butterflies and bees and everything possible should be done to encourage biodiversity.

Comment: As addressed above, the proposal has been assessed against NPF4 Policy 3, CDP 7 'Natural Environment' and the Open Space Strategy and is deemed to accord with these. The proposal includes biodiversity enhancements in planting and the inclusion of swift bricks. A condition is proposed to require the submission of a scheme of biodiversity enhancements, finalising the location of the swift bricks within the elevation of the flats.

- **Placemaking** – The proposed development is contrary to placemaking principles as: a. the flatted development is too dense compared to the prevailing pattern of density around the site which is circa 35 dph.

Comment: The density of the proposed development has been assessed above and is considered to accord with the General Principles of SG 1 'Placemaking', responding harmoniously to the prevailing local townscape.

- **Design and materials** – The modern buildings won't be in keeping with the surrounding area. The reporter commented on the last plan that there were no balconies in the surrounding area, yet the developer still decided to have these in their revised plans.

The design does not harmonise with the surrounding built environment which is predominantly sandstone – this was recognised by the reporter in their response to the previous application. In addition, the pitch of the roof is far steeper than anything in the area.

Comment: The site has a large number of pre-war sandstone terrace houses surrounding however there are 1960s and modern flatted dwellings adjacent and in the local area, which have a variety of designs and use of materials. The proposed development is an unashamedly modern design which is designed 'in the round' due to the unique site context with the flatted blocks aligned with Carmunnock Road and the formation of new open space to the rear. The design is considered to be a well detailed response to the setting and would use a quality facing brick which would allow the proposed development to compliment the handsome red sandstone terrace properties adjacent.

- **Scale/Mass** – The proposed buildings do not fit in scale, and mass with any of the other buildings in the neighbourhood. The new development is one storey higher than most surrounding buildings, it would look out of place. This problem is most acute at the western end of Third Avenue, where the building mass is much more visible due to the changing ground levels across the site.

Comment: As addressed above, the proposal includes section drawings which show the proposed development in relation to the surrounding properties. While it is acknowledged that the proposed flatted blocks are slightly taller than the terrace properties to the south, this is not significantly out of scale with the surrounding properties.

- **Overshadowing** – The existing terraced two storey homes on Carmunnock Road, which run parallel to the proposed four storey development will be seriously overshadowed, causing loss of light and even privacy.

Comment: As addressed above, a daylighting and sunlight test has been carried out and provided, which demonstrates that in terms of both the sun path analysis and the 25° test the proposed flatted blocks would pass the industry standards set out in BRE – Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.

- **Privacy** – The existing houses on both Kinmount and Third Ave will both be overlooked by the new development, especially with the new proposal to have balconies looking directly into our living rooms and bedrooms.

Comment: The windows and balconies would be between 19 metres and 29 metres from the nearest existing residential properties. This minimum separation distance is sufficient from the existing surrounding properties and the windows and balconies of the proposed development, exceeding the 18 metres requirement to ensure adequate separation to protect privacy.

- **Traffic generation / Road safety** – Concern that the extra traffic that new flats would create increasing the amount of vehicles in the area would be detrimental to the road safety of local children when walking to/from school or going to visit friends nearby.

The only vehicle entrance/exit available is on Third Avenue. The additional traffic flow created, particularly at peak periods, could cause serious bottlenecks when accessing the main Carmunnock Road. The main road at this point is a 'traffic calming' area, due to the close proximity of Mount Florida Primary School.

Comment: The proposed development is not a Major residential development that would generate the need for a Traffic Impact Assessment. The proposed thirty two flatted properties would generate additional residents parking and traffic, which the surrounding road network would be able to accommodate.

- **Parking** – Noah have allocated 32 parking spaces to cater for the proposed 32 flats. This is unlikely to be sufficient and will result in additional vehicles and the cars of visiting friends and families being parked wherever possible in the surrounding streets.

There is no visitor parking provided for in the development. The application includes six 3 bedroomed homes and a new community centre which are likely to require more than a basic level of parking provision, not a waiving of the basic provision.

Comment: NPF4 encourages low car parking proposals in urban locations that are well-served by sustainable transport modes, such as the application site. Additionally, the proposal accords with the

minimum standard for residents parking, of one space per dwelling. The site has good access to public transport and is in an area of High Accessibility.

The site layout has evolved from a design-led approach which has placed forming a new publicly accessible open space at the heart of the design process. The inclusion of visitor parking to the layout would encroach unacceptably into the landscaped and biodiverse multifunctional open space. In this instance, the omission of visitor parking is therefore deemed justified.

- **Access** – The tracking diagrams identify that bin lorries and fire engines would require the full width of Third Avenue to access and leave the site. Third Avenue is a narrow street and parking is on both sides so these tracking lines do not currently exist.

Comment: The current parking on Third Avenue is not allocated or regulated. While it is acknowledged that the formation of an access would displace parking, this is similar to the displacement that would be expected where a private driveway is formed. Any parking restriction introduced on the adopted road would require to go through a separate process through Roads legislation.

- **Flood Risk** – The flooding report submitted as part of the document prepared by Blyth and Blyth assesses a Low to Medium Risk from surface water flooding and failure in the drainage structure. From my reading I cannot understand why this is not reflected in the conclusions of the document. Recent experience of unusual incidents of extraordinary weather events would suggest that flooding has to be anticipated as more likely in the future.

Comment: The proposal includes a flood risk assessment and detail of the surface water drainage. This has been self-certified and independently checked and then reviewed by NRS Flood Risk Management, who raised no objection subject to proposed conditions.

- **Greenfield/Brownfield** – The site is a greenfield site and development of brownfield sites should be preferred. The only previous development on the site is the pavilion, which takes up less than 10% of the site. The site is otherwise undeveloped land and protected greenspace.

Comment: The site is a brownfield site, as addressed above under CDP 2.

- **Clydeplan** – Under Policy 7 in Clydeplan states that Clydeplan is committed to supporting housing growth to deliver “the right type of homes in the right locations”. This proposal seeks to develop on land designated as protected open space in the Council’s adopted City Plan, raising questions as to its suitability as the “right location” for new housing.

In addition, Clydeplan Policy 8 determines that developments on greenfield or brownfield sites should:

- Remedy an identified shortfall in the 5-year housing supply
- Contribute to sustainable development
- Be in keeping with the character of the settlement and the local area
- Not undermine green belt objectives

The proposals for housing on the Bowling Club site are speculative and the applicant has not demonstrated that there is a particular housing need or demand for housing on this site in particular, raising questions as to its suitability as the “right location” for new housing.

Comment: As addressed above, the proposal has been assessed against the relevant policies of the City Development Plan and NPF4, which has replaced Clydeplan. The proposal has been assessed against CDP 6 and SG 6 and the development on identified open space is deemed acceptable in this instance.

- **Affordability** – The proposed housing would also not be affordable - affordable housing & social housing would be far more beneficial for the community.

Comment: Glasgow City Council has an Affordable Housing Supply Programme which provides grants to support the delivery of new or improved affordable homes. There is no City Development Plan policy requirement for developers to contribute towards social housing, and the requirement for affordable housing has been addressed above under Policy 16 of NPF4.

- **Mount Florida Primary School** – Mount Florida Primary school currently has no access to a grass/astroturf area to facilitate physical education and/or outdoor learning.

Comment: The proposal provides for a publicly accessible open space which would be open to the school to use.

- **Consultation** – the community engagement was not well received by the community; it was a presentation of a bad idea and a less bad idea. At no point in this 'consultation' was there consideration of keeping the green space in its entirety.

Comment: There is no statutory requirement for public consultation, as the proposal is not a Major development, however SG 1 requires developers to engage with local communities at an early stage to ensure that the right facilities are provided.

The applicant held a public event prior to applying for pre-application advice from the Council. Two options were presented at this event which would have provided two different settings for the retained clubhouse, the retention of which was advocated for in the assessment of the previous proposal for the site. The community had the opportunity at this event to comment on what facilities the community values and needs.

Given the scale of the proposed development, the proposed community facility is considered to meet the proportionate approach set out in SG 1. The proposal is to offer community ownership of the facility which will help ensure the success and sustainability of the facility.

- **CDP 10** – The application fails to meet the conditions of CDP10. Langside has a high residential density with many new housing developments currently underway, including the large Victoria Development on Battlefield Road. It is therefore incongruous for this type of development to be approved.

Comment: As addressed above, the proposal has been assessed against the relevant policies of the City Development Plan and NPF4.

- **NPF 4** – A Community Wealth Building policy has been included within the Scottish Government's draft NPF4, which indicates that land and property should generate wealth for the people who live there.

Comment: As addressed above, the proposal offers a new area of open space which accords with CDP 6, SG 6 and the Open Space Strategy, and a retained community facility in the restored clubhouse. The proposal for the open space and community facility contains an offer to gift ownership to a community group after having restored the clubhouse and delivered the landscaped open space.

The proposal is, taking into consideration the scale of the site and development, offering a substantial benefit to the local community.

- **Property Value** – These plans, if carried out, would create an undeniable decline in property value.

Comment: Property value is not a material planning consideration.

- **Loss of View** – I can't imagine what house owners surrounding bowling green must feel at the thought of looking onto housing rather than greenery.

Comment: There is no right to a view in Scottish planning law, this is not a material consideration.

Letters of support

- This application is much improved on the previous one, with better looking apartment buildings which fit in with the surroundings.

Comment: As assessed above under CDP 1 and SG 1, the proposal is deemed to accord with the placemaking principle and is in accordance with the Development Plan.

- The clubhouse is to be upgraded for varied activities and a generous landscaped open space for lots of community uses.

Comment: Noted.

- I'm pleased that the developer has consulted and engaged with the community throughout the process.

Comment: As assessed above under CDP 1 and SG 1, the proposal is deemed to accord with the placemaking principle and is in accordance with the Development Plan.

- In my opinion the developer has addressed the concerns raised by the Appeal Reporter regarding the previous application.

Comment: Noted.

- It is time to resolve this, and work together with the developer to find a middle ground that is acceptable to both sides. The current stalemate is only resulting in a dilapidated ugly site with constant vandalism and fire risk to residents around it. The developer has shown empathy and understanding, changing the original plans several times to meet the community halfway to what I now feel is an acceptable and greatly improved plan going forward.

Comment: Noted.

Neutral

- RSPB Scotland request that Glasgow City Council takes measures to ensure that swift nest bricks are incorporated into the proposed development as a biodiversity enhancement. Swifts are a quintessential sign of Scottish summertime and an intrinsic part of Glasgow. However, swifts have declined by 58% between 1995-2018, and are now a 'Red-listed' species on the list of Birds of Conservation Concern 5.

If Glasgow City Council intends to grant permission for the above planning application, we urge you to make installation of a minimum of 24 swift nest bricks a condition of any planning consent. As you will be aware, planning authorities have a duty under the Nature Conservation (Scotland) Act 2004 to further the conservation of biodiversity.

Comment: The applicant has provided elevation drawings that indicate the location of 40 swift nesting bricks. A condition is proposed to ensure the finalised location, taking into account the advice of their biodiversity consultant, is agreed in conjunction with NRS Biodiversity. It is therefore deemed that adequate swift nesting provision will be incorporated into the proposed development.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan, subject to conditions and a Section 75 legal agreement. The Section 75 legal agreement will and ensure ongoing public access and maintenance of the open space and clubhouse.

Other material considerations including the consultation responses and letters of objection 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.

Drawings

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

1. -JMA-ZZ-ZZ-DR-A-00-0104 P03 Received 21 November 2022
2. -JMA-ZZ-ZZ-DR-A-00-0103 P03 Received 21 November 2022
3. -JMA-ZZ-ZZ-DR-A-00-0102 P03 Received 21 November 2022
4. MFBC-JMA-ZZ-ZZ-DR-A-00-0001 P02 Received 6 July 2022
5. -JMA-ZZ-ZZ-DR-A-00-2101 P04 Received 22 November 2022
6. -JMA-ZZ-ZZ-DR-A-00-0101 P02 Received 6 July 2022
7. -JMA-01-00-DR-A-00-0001 P02 Received 6 July 2022
8. -JMA-01-01-DR-A-00-0001 P02 Received 6 July 2022
9. -JMA-01-02-DR-A-00-0001 P02 Received 6 July 2022
10. -JMA-01-03-DR-A-00-0001 P02 Received 6 July 2022
11. -JMA-01-04-DR-A-00-0001 P02 Received 6 July 2022
12. -JMA-02-00-DR-A-00-0001 P02 Received 6 July 2022
13. -JMA-02-01-DR-A-00-0001 P02 Received 6 July 2022
14. -JMA-02-02-DR-A-00-0001 P02 Received 6 July 2022
15. -JMA-02-03-DR-A-00-0001 P02 Received 6 July 2022
16. -JMA-02-04-DR-A-00-0001 P02 Received 6 July 2022
17. -JMA-03-00-DR-A-00-0101 P01 Received 6 July 2022
18. -JMA-03-ZZ-DR-A-00-2101 P01 Received 6 July 2022
19. 6596-JMA-ZZ-ZZ-DR-A-00-0108 P02 Received 6 July 2022
20. GC22380-95-002 B Received 6 July 2022
21. GC22380-95-010 C Received 6 July 2022
22. MF-RF-XX-XX-DR-L-0003 P02 Received 6 July 2022
23. MF-RF-XX-XX-DR-L-0004 P04 Received 6 July 2022
24. MF-RF-XX-XX-DR-L-0005 P02 Received 6 July 2022
25. -JMA-ZZ-ZZ-DR-A-00-1101 P03 Received 6 July 2022
26. -JMA-ZZ-ZZ-DR-A-00-1201 P02 Received 6 July 2022
27. -JMA-ZZ-ZZ-DR-A-00-1202 P02 Received 6 July 2022
28. GC22380-95-001 C Received 5 October 2022
29. -JMA-ZZ-ZZ-DR-A-00-2102 P02 Received 28 October 2022
30. MF-RF-XX-XX-DR-L-0002 13 Received 25 November 2024
31. MF-RF-XX-XX-DR-L-0001 20 Received 25 November 2024
32. 23.1350-NAR-XX-XX-DR-C-9450 P02 Received 17 March 2025
33. 23.1350-NAR-XX-XX-DR-C-9400 P03 Received 24 March 2025

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

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
02. Vehicular access to the parking court shall be taken via dropped kerb footway crossings designed in accordance with Figure 5.6 of the Design Guide for New Residential Areas.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.
03. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps being located in private (nonadopted) areas.

Reason: In the interests of pedestrian safety.
04. No gates shall be erected to the pedestrian accesses to the site unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure public accessibility to the open space.

05. Pedestrian access from the parking court to the open space must be DDA compliant unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure public accessibility to the open space.

06. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments with communal off-street parking provision in accordance with SG11 of the City Development Plan.

Reason: In order to promote Sustainable Transport.

07. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

08. 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.

09. 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.

10. 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.

11. 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 in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation 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.

12. 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.

13. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

14. Before any work on the site is begun, a detailed plan to comply with S 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

15. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

16. 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.

17. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

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

18. Before any 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.

19. When submitting the required Building Warrant application for this development an updated Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. 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. To comply with City Development Plan policy CDP 5: Resource Management.

20. External materials shall be facing brick, zinc and steel balustrades. Samples shall be submitted to and approved 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

21. All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the 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.

22. Details of a resident's Hampden event day parking court management system shall be submitted for the written approval of the planning authority.

Reason: To ensure the effective allocation of car parking spaces to residents.

23. A residential travel pack shall be provided for each dwelling prior to occupation. A draft pack shall be submitted to and approved in writing by the Planning Authority. The pack shall include maps detailing the location of public transport stops, timetables and estimated journey times, walking /cycle routes to key destinations, and information about the health benefits of walking / cycling and resident / visitor parking constraints / arrangements.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

Reason: To ensure that sustainable transport outcomes are achieved.

24. Before any work on the site is begun, a scheme of biodiversity enhancements shall be submitted to and approved in writing by the planning authority. The scheme shall include details of the location of and number of swift nesting bricks. All biodiversity enhancements shall be completed in accordance with the approved scheme.

Reason: To protect and enhance the biodiversity of the area and to comply with City Development Plan policy CDP 7: Natural Environment.

25. Before any landscaping works on the site is begun, a Habitat Management Plan for a minimum of five years, to ensure the maximum biodiversity value is reached, shall be submitted to and approved in writing by the planning authority.

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

26. All works affecting bat roosts, badgers and tree works shall be carried out in accordance with the specifications detailed in 'Mount Florida Bowling Club Residential Development: Update Ecological & Tree Survey' Revision 1 date stamped 25 November 2024, unless otherwise agreed in writing by the Planning Authority.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

27. No surface water runoff from the development shall be permitted to discharge to any watercourse without the prior written approval of Glasgow City Council.

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

28. Prior to the commencement of works on site, final details of the drainage design features shall be submitted to Glasgow City Council for review and prior written approval.

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

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. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

06. The developer shall ensure that each prospective resident is made aware, by means of an advisory note on the decision letter / tenancy agreement, that any potential future residents without an allocated parking space will not be eligible to purchase residents' on-road parking permits if such a scheme is introduced.
07. The developer shall provide to occupiers and the factor appointed to the development, a maintenance schedule for the maintenance of the SUDs features.
08. The applicant is advised that a S56 order is required for works encroaching on the footway.
09. The applicant is advised that they should have received written approval from the Scottish Environment Protection Agency and Scottish Water before development commence on site.

Advisory Notes to Council

01. The completion of a satisfactory Agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 is a pre-requisite to the issue of planning permission by the Planning Authority.

for Chief Executive, Glasgow City Council

DC/ NMO/01/09/2022

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Indicative Site Location	
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