

ITEM 1

22 June 2010

**PLANNING APPLICATIONS COMMITTEE**

Report by Executive Director of Development and Regeneration Services

Contact: Mr B Greenock Phone: 0141 287 6028

APPLICATION TYPE Matters Specified in Conditions**RECOMMENDATION** Grant Subject to Condition(s)**APPLICATION** 10/00945/DC**DATE VALID** 22.04.2010**SITE ADDRESS** Southern General Hospital 1345 Govan Road Glasgow G51 4TE

PROPOSAL New South Glasgow Hospital (NSGH); Planning Permission in Principle (07/01158/DC) (Environmental Assessment) - application for approval of matters specified in conditions (multi-staged consent); condition(s) 01, 03, 06 and 36.

APPLICANT NHS Greater Glasgow And Clyde
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AGENT Brookfield Europe Ltd
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WARD NO(S) 05, Govan**COMMUNITY COUNCIL** 02_072, Drumoyne**CONSERVATION AREA****LISTED** B

ADVERT TYPE Bad Neighbour Development
Environmental Assessment

PUBLISHED 27 April 2010**CITY PLAN** Civic, Hospitals and Tertiary Education**REPRESENTATIONS/ CONSULTATIONS**Consultations

Scottish Water	No response received
Scottish Power	No response received
Health and Safety Executive	No objections
Architecture and Design Scotland	Supports the 2010 Campus Masterplan
BAA Aerodrome Safeguarding	No response received
The Scottish Government	No response received
Strathclyde Partnership for Transport	Supports the 2010 Campus Masterplan
Scottish Environmental Protection Agency	No objections subject to conditions
Transport Scotland	No objections
NERL Safeguarding	No objections
Historic Scotland	No response received
Scottish Natural Heritage	No objections
Renfrewshire Council	No response received
Land and Environmental Services	No objections
Drumoyne Community Council	No response received

Representations

15 letters of objection/representation were received following newspaper advertisement of the application on 30 April 2010.

SITE AND DESCRIPTION

The Southern General Hospital extends to 28 hectares and is located within the Govan area, lying to the south-west of Glasgow City Centre adjacent the residential neighbourhood of Drumoyne and the industrial areas of Shieldhall and King George V Dock. The hospital complex is located 500 metres south of the River Clyde; its northern boundary is defined by Renfrew Road/Govan Road with the eastern boundary defined by Moss Road/A739 (Clyde Tunnel approach road). Langlands Drive and residential developments delineate the southern boundary and Hardgate Road runs north-westwards to identify the western boundary of the hospital site.

BACKGROUND

Outline Planning Permission

Outline Planning Permission (OPP); now termed Planning Permission in Principle (PPP) was approved for the development of the New South Glasgow Hospital (NSGH) (identified as EIA development) on 15 January 2008.

The planning permission approved the indicative 2007 NSGH Campus Development Plan, which provided a framework to guide the long-term development of the Southern General Campus, resulting from the significant rationalisation and modernisation of hospital services on the campus. The Campus Development Plan set out the Board's vision for the creation of a modern healthcare facility to serve the wider Glasgow area and provided a context for the 2007 NSGH 'exemplar design' for two new hospitals, a laboratories block, a new neo-natal facility, an new energy centre; open space provision, car parking and associated roads infrastructure as well as a nine stage strategy for construction and demolition activity over a 5-10 year period.

Important clinical adjacencies and functionality, together with the organisational and clinical planning of the Adult and Children's hospitals, more particularly the opportunity for wards to enjoy panoramic views of outlying countryside, were major determinants in the arrangement and form of new buildings within the Campus. Perhaps the most significant benefit arising from the combined redevelopment of the Southern General was what the Board describes as the "Gold Standard" triple co-location of children's, adults and maternity services on one site and the opportunity for a more seamless build. This began to establish a likely scale of up to 13 storeys and a tower and podium configuration rather than a lower more sprawling form of development which the site could not accommodate in an environmentally acceptable way.

Also underpinning the Campus Development Plan were other issues relating to maximising the opportunities for open space/biodiversity (an external healing environment) and improvements in overall site accessibility, with more buses penetrating the site. The existing Southern General site will see a significant increase in staff numbers (4,230 to 10,100), in-patient beds (900 to 1,900), and projected annual patient levels of 726,080. Due to the existing peak hour congestion on the local / trunk road network (in particular, the M8 motorway and Clyde Tunnel) and the network's inability to accommodate any significant increase in traffic, the NHS Trust has been required to constrain traffic levels to that which can be accommodated on the network. Car parking has been capped at 3,600 spaces comprising a provision for 2,400 staff and 1,200 patients.

The Planning Authority feel this objective can be achieved by means of a robust Travel Plan, significant enhancement of the existing public transport provision including the incorporation of a public transport hub and a dedicated route for Clyde Fastlink and by minimising the number of trips at peak commuting periods through site operating procedures / spreading staff shift changeovers. As the NHS Trust will be more able to influence staff travel and promote modal shift, the Travel Plan will have more success in promoting modal shift by staff. The Travel Plan should be implemented prior to additional staff transferring to the site, to gauge the success of potential measures and help promote sustainable alternatives to private car travel among existing staff. A dedicated Travel Plan co-ordinator for the site shall be appointed and be responsible for the submission of annual monitoring reports to the Council that demonstrate that the objectives and targets are being achieved at least 6 months in advance of occupation of the main adult / children's hospital building(s).

The Environmental Statement (ES) which accompanied the application for outline planning consent drew together the findings of the environmental impact assessment (EIA) process and identified the likely consequences for all aspects of the environment and for people's health and welfare arising from the proposed development. The assessment and identification of environmental impacts of the 2007 Campus Development Plan and the 'indicative hospital design' provided information for the planning authority to enable the comparison of the developments benefits with any environmental loss. This was found to be within acceptable limits covering a range of topics and subject to appropriate mitigation. EIA consent, reference 07/01158/DC, was granted subject to conditions, including 'approval of reserved matters' and the completion of a satisfactory S75 Agreement. Many of the conditions of the consent were tailored to reflected the required mitigation measures identified through the Environmental Assessment process. The S75 Agreement has now been concluded which saw the formal release of planning consent on 30 July 2009. The S75 covered:

- A Travel Plan defined in terms of City Plan 2;
- A financial contribution towards the cost of the measures designed to mitigate the impact of the development upon the strategic and local road network, including improvements to pedestrian and cycle routes;
- Reservation of sufficient parts of the site for the route of Clyde Fastlink;
- A financial contribution to Clyde Fastlink;
- A financial contribution towards the control of on-street parking; and
- Enhanced bus services and other public transport improvements.

The outline planning permission carried some 43 conditions, principle among which was condition 01 requiring the submission of a finalised Masterplan. The earlier 2007 Campus Development Plan and 'design exemplar' had allowed NHSGG&C to begin to prepare its outline businesses case for submission to Scottish Ministers; to test a range of clinical and operational requirements; and also to undertake the required Environmental Assessment. It was recognised however that the responsibility for preparing and bringing forward the finalised Masterplan would fall to the Health Board's appointed contractor following the procurement process and that this would serve as a clear development framework for future detailed applications. The approval of these conditions, now termed 'matters specified in conditions', will be through further application(s) for planning permission made to the City Council and these maybe lodged on an individual or collective basis as the applicant chooses.

This application; planning reference (10/00945/DC) is seeking 'approval of matters specified in conditions' 01, 03, 06 and 36; which constitute an 'application for multi-staged consent' having regard to the provisions of the EIA (Scotland) Regulations 1999.

- Condition 01; requires the submission of a finalised master plan which establishes an overall vision set within a clear design and development framework, reflecting the strategic design guidance on built form and landscape contained in the approved 2007 NSGH Campus Development Plan. The finalised master plan submission is also required to include (i) an audit of its 'design development' from the indicative campus master plan identified in the 2007 NSGH Campus Development Plan and (ii) an assessment of the extent to which the 2010 Campus Master plan accords with the Environmental Statement (ES) submitted as part of the outline planning application.
- Condition 03; requires that the finalised master plan required under condition 01 above be accompanied by a 'landscape and visual impact assessment'; 'a strategic landscape framework and maintenance management schedule'; 'the route reservation for Clyde Fastlink/Light Rapid Transit System LRT'; 'details of the phasing of construction'; 'the site's internal footpath and cycle network' and 'links to existing and proposed pedestrian facilities/buildings both on and off site (consistent with the City Council's Core Paths Plan) plus the phased provision of cycle parking.
- Condition 06; requires the submission of a 'biodiversity action plan and;
- Condition 36; requires the submission of a 'bird hazard management plan'.

Project Procurement

In May 2008 the Scottish Government confirmed that NHSGG&C (the Board) should change its method of procurement for the New South Glasgow Hospital project from a Public Private Partnership (PPP) route to Treasury Finance. This instigated a review of the procurement process and the re-tendering of the technical advisors role for the project. As a result, further concept and design work advanced and developed the themes and vision contained in the approved 2007 Campus Development Plan and the 'design exemplar' which was lodged in support of the original outline planning application. This included more detailed consideration of the provisions for Clyde Fastlink and the operation of the hospitals new public transport hub, sustainable urban drainage requirements and various issues around the S75 Agreement.

In 2009 the Board commissioned the preparation of a more formulated Campus Masterplan and exemplar design to brief the bidding process for the procurement of the project on a two-stage Design and Build basis. Further concept and design work was advanced and developed the themes and vision contained in the original 2007 Plan. This included informal discussions with the City Councils Development and Regeneration Services (DRS), Land and Environmental Services (LES) as well as other public/private sector bodies including Strathclyde Passenger Transport (SPT), Scottish Water, Scottish Environmental Protection Agency (SEPA), Civil Aviation Authority (CAA) and the Carbon Trust. Architecture and Design Scotland were already involved in the project as 'design enablers', as distinct from the 'design review process' forming part of their current assessment of the 2010 campus Masterplan. Some of the key strands of the design were re-visited and developed into strong themes in the exemplar design for the site and the main hospital buildings. The purpose was to assist NHSGG&C in the procurement process particularly in their dialogue with prospective bidders at that time, ahead of the appointment of a preferred contractor in November 2009.

This approach also satisfied the Planning Authority that the early submission of detailed planning applications for two major building elements would be appropriate ahead of the approval of the finalised campus master plan. This included the first of three multi storey car parks identified in the 2009 Campus Master plan; granted detailed planning approval in September 2009 (planning reference: 09/00361/DC) and the new laboratories building in December 2009 (planning reference: 09/01676/DC). The new Neo-Natal and Fetal Medicine facility was built as an extension to the existing Maternity Unit, although it has been a key design driver in the development of the 2010 campus Masterplan, given the required clinical adjacencies between adult, children's and maternity services. The early construction of this 686 space multi-storey car park was seen by the Trust as an important 'enabling' development; given the need to safeguard the hospitals primary clinical operations during the various construction phases, including maintaining suitable access and servicing. The new laboratories building will accommodate haematology, biochemistry, medical genetics, microbiology, and mortuary and post mortem services; detached but physically linked to the new hospitals via an underground service tunnel. The neonatal building is now completed and operational, with both the laboratory building and car park 1A now under construction.

In addition the Trust has undertaken other 'development enabling works' including upgrading of the existing maternity hospital which, coupled with the new neo-natal facility, is expected to 'meet all the challenges of leading edge clinical care in a safe and family friendly environment' as well as temporary relocation of various hospital services, including satellite kitchen/dinning facilities, diversion/rationalisation of existing M&E services, demolition of some obsolete/redundant buildings plus general site clearance and preparation works, including the formation of temporary road accesses. The aim is to prepare the central part of the site for the main development, commencing with the construction of the Laboratory building, the Adult and Children's Hospitals in January 2011, followed by associated infrastructure and public realm works.

Following the successful completion of the Board's competitive dialogue process throughout the summer of 2009 and the conclusion of the bid evaluation stage, the Board have appointed Brookfield Europe as their design and construction partner to deliver the New South Glasgow Hospitals and the Laboratory project. Brookfield working in partnership with the Health Board have maintained an active dialogue with the City Council and the other Public Sector partners including Architecture and Design Scotland on the development of their winning design submission. This engagement has focused on the detailed design development and testing around the key interrelated themes of 'building form & architectural explorations'; 'landscaping & visual impact', 'roads & transportation'; 'sustainable urban drainage' and landscaping & biodiversity with the aim of achieving a degree of certainty around their cumulative impacts prior to the detailed design of the various building elements and also included use of the Councils Urban Model as part of a wider visual impact assessment. Detailed traffic modelling of the main transport hub and key road junctions has been undertaken to ensure the this multi modal transport hub will operate safely and effectively having regard to pedestrian and vehicle movements, including 'blue light ambulance provision, a segregated Fastlink route, bus movements, vehicle and taxi drop-off, servicing and general traffic circulation. A variety of options exist for integrating vehicle drop-off, including a location within the traffic hub as currently proposed, and use of the neighbouring multi-storey car parking and these discussions are continuing.

The 2010 NSGH Campus Master plan prepared by Brookfield Europe is generally considered by most Stakeholders to provide a sustainable design, development and transport framework. The immediate focus for redevelopment is the central part of the hospital site with the majority of the listed landmark buildings along Moss Road being retained; however further demolitions and a rationalisation of the estate beyond 2016 is likely to lead to development opportunities in the future. The 2010 campus master plan would facilitate this future expansion establishing a new building hierarchy while protecting the proposed parkland legacy. In doing so, the Masterplan seeks to create significant new landmark buildings for Govan, developing an urban morphology and sense of place that responds to its urban context and the requirement to maintain large elements of the hospital's existing estate. A robust landscape framework plus improved pedestrian access, cycling and public transport provision to and within the site will help to achieve greater biodiversity and better integration with its immediate hinterland and surrounding green network, notwithstanding the hospital's perceived 'severance' from the rest of Govan.

The evolution of the 2010 Masterplan and the Board/Brookfield's engagement through design workshops on the inter-related design, engineering and landscape themes referred to above has resulted in the design developments outlined below.

- Retention of larger number of buildings in the medium term for hospital administration
- Additional land acquisitions: Scottish Ambulance Service and Scottish Water land
- Creation of a new principal access road to the NSGH site from Govan Road and Hardgate Road.
- Finalised layout for a dedicated Fastlink route to the new hospitals with access and egress from Govan Road and Hardgate Road.
- Inclusion of a major public park in front of the Adult Hospital
- Inclusion of a linked children's park between the Children's Hospital and Hardgate Road
- Removal of the SUDS open water body feature in favour of an underground provision of the SUDS scheme.
- Development of the Clinical Design of the Adult and Children's Hospitals
- More detailed consideration of the architectural form, massing and materials of the Adult and Children's Hospitals
- Finalisation of the on-site vehicular circulation pattern to accommodate Clyde Fastlink, buses, HGVs, blue light vehicles, cars, taxis and cyclists
- The siting of three multi-storey car parks (1A, 1B & 2) and decking on car park 3
- Refinements to the approved design for the Facilities Management (FM), Laboratories, Mortuary and Energy Centre complex
- Integrated development of the landscape design proposals

PROPOSAL

Masterplan – Vision, Layout, Building Typology & Site Infrastructure

The 2010 NSGH Masterplan seeks to illustrate the overall design intent placing the scheme within the local context in terms of policy and the physical environment. It presents a high level view of the arrangement of the site and the components of the healthcare campus, illustrating the relationship between existing and proposed buildings and sensitivities associated with the existing site. It defines the form of the healthcare campus, explains how the new development will function and illustrates the character and feel which is intended for the establishment of a landmark environment for healthcare in Glasgow. It also illustrates the legacy for Glasgow which is intended through the delivery of this significant project over a ten year period from the establishment of the development plan in 2007.

In terms of developing an urban morphology and sense of place, the Masterplan considers the location, orientation, setting and the general design intent for the buildings in sufficient detail to enable an appropriate understanding of the proposals to be communicated at this stage of the design process. The relative impact and interface of the various building elements at both a city-wide and neighbourhood scale has also been examined/verified using the City's urban model with more detailed consideration of the key arrival and public spaces undertaken by the architects. This includes modelling of the pedestrian experience between the main public entrances and transport hub. Further detailed work is in progress and this underpins the functional considerations which have informed the placement, massing and height of buildings.

Vision

The vision for the NSGH is based upon the creation of an approachable healthcare campus environment with emphasis upon a green character as an influential setting for the state of the art hospital facilities. It is intended that the design of the external environment should be defined as an appropriate response to the scale, significance and profile of the project. The character of the new campus will continue to be strongly defined, at least at a local scale, by those existing historic landmark buildings visible on the main route approach to the Clyde Tunnel. It will be the new 13 storey adult hospital, however, that will dramatically re-define this area of Govan and the character of the Clyde Corridor as well as the image of the City on the M8 approach route from Glasgow Airport.

The spatial character of the new campus is defined by a number of integrated design elements:

- The tower and podium configuration of the main adult and children's hospitals co-located next to the maternity unit and neo-natal facility;
- The expression of these building forms as the 'beckon', 'dock' and 'vessel';
- The formation of a new entrance boulevard off Renfrew Road/Govan Road;
- The creation of two new major parks – the 'health care campus green core';
- The construction of a major new laboratories building and energy centre;
- The construction of three new major multi-story car parks; and
- The creation of new multi modal transport hub.

Layout

Viewed in the context of the retained hospital estate, the Campus Masterplan establishes a new building hierarchy while recognising the historic and architectural contribution of those existing listed buildings and other facilities which are being retained. The setting of the new buildings within a designed sequence of public spaces is intended to de-institutionalise the hospital environment as far as possible and to create an engaging environment with a variety of designed external spaces, and the structure of the Campus has been defined in response to function, clarity and ease of access and circulation. The 2010 Campus Masterplan seeks to make the best possible use of the site and the opportunities presented by the scale of the campus redevelopment. The adult and children's parks form two new major and distinctive 'green' spaces which, together with the highly distinctive building forms, are seen as defining the essential character of the new hospital campus.

These primary spaces are complemented with additional functional areas associated with Accident and Emergency and the creation of clear and direct routes for emergency vehicles. Different entrances and exits are located around the base of the podium to respond to the complex internal layout of the building with simple functional access points, which will be clearly identifiable for visitors and patients.

The clear, external way-finding continues within the buildings and the setting of entrances has been defined to optimise orientation and create an identifiable 'front door' for the new public buildings. It is intended that the hospital buildings will be set within a green environment which is scaled in response to those buildings and to provide an extensive and influential green carpet. In this way other site buildings will also benefit from the enhanced green setting. Clear links to surrounding areas are proposed for pedestrians and cyclists and routes will be provided to create links through the large campus site. The Masterplan is intended to create a lasting green legacy for the site and the surrounding communities.

Key Objectives:

- Resilience for the current and future operation of the site;
- Intuitive way-finding throughout the site;
- The creation of an approachable and compelling green healthcare campus;
- A landmark design of appropriate quality; and
- The creation of a lasting legacy for Govan and Glasgow.

Building Typology

The key components of the Masterplan require different expression given their differing spatial and clinical requirements. These zones have been arranged as follows:

- Podium containing Outpatients Clinics, Emergency Medicine/ Assessment/ Critical Care facilities Diagnostic and Treatment facilities (Radiology and Operating Theatres);
- Tower containing inpatient wards;
- Children's Hospital providing the above services in a dedicated building;
- Clinical Support Laboratory Services, Mortuary etc; and
- Non-clinical support Facilities Management, Energy Centre, Car-Parks, offices.

The adult acute hospital has a shared three/four storey podium with a compact diagnostic and treatment core around which the outpatients and emergency medicine/ assessment/ critical care have been wrapped. The outpatient clinics are located on the main northern/eastern public facades of the podium with emergency medicine etc placed on the less public south and east facades. The inpatient wards for both the Adult and Children's Hospitals are located to maximise the benefits of natural light and outlook afforded by the site and away from intensely trafficked areas.

The main clinical support functions are to be housed in the new Laboratory Services building. Non-clinical support functions such as Facilities Management and Energy Centre are co-located with the Laboratory Services. Other non-clinical support functions are located within the basement of the new hospitals and in the service cores on each of the upper floors.

Supplementary non-clinical functions such as the new multi-storey car parks will be expressed in an appropriate architectural language and building typology whereas the staff office functions will largely be housed within existing buildings within the retained estate.

These distinct building typologies will be expressed by means of built form, fenestration, selection of materials and the use of colour and texture to achieve an overall campus development with significant architectural design integrity.

Site Infrastructure

The Masterplan is supported by the infrastructure which forms the ground based framework for the other components of the Masterplan to be realised. The roads, footpaths, drainage and utilities which make up the infrastructure of the site are planned to serve the proposed development and, where practicable, improve on the existing campus infrastructure to the effect of meeting current standards and good practice. The provision of utilities represent key element of the Masterplan as does pedestrian and cycle access.

The road layout of the Masterplan has been derived with many aspects in mind, and balances the many facets that the NSGH seeks to provide. At the basic level, this involves the provision of access and egress to and from the various areas of the site. More intrinsically, the roads infrastructure provides:

- Measures for 'blue light' emergency traffic and the proposed 'Fastlink' public transport system for local transport and taxi services, with the emphasis on public transport;
- Provision for servicing and the facilities management which will be such an important part of the hospitals operations; and
- Management of private vehicles, recognising the range and scale of trip-functions that the development will generate.

The construction of the roads will generally meet the standards required for local authority adoption, and provide the geometry appropriate to the specific uses of the site. The assessment of the drainage impact of a new development is important on several levels to a number of stakeholders and is often a central facet of the planning process requiring prudent, early forward consideration. The Masterplan seeks to address the issues raised by the previous Drainage Impact Assessment and Strategy Report and recognises the specific requirements of the key stakeholders involved in the assessment of both foul and surface water drainage management, principally Glasgow City Council, SEPA and Scottish Water.

The key findings of the Drainage Impact Assessment and Strategy Report state that:

- The existing development appears to discharge either directly to the Linthouse Burn or into the existing combined drainage infrastructure with little treatment or no attenuation. This situation will be improved by serving the new development with a separate foul and surface water drainage network;
- By removing an appreciable volume of surface water from the combined drainage system, the operation of the wastewater network is significantly improved;
- Surface water run off will discharge direct to the River Clyde via the Linthouse Burn following appropriate treatment;
- The development of the site could potentially reduce existing spillage volumes and corresponding environmental impact associated with existing Scottish Water combined sewer outfall given the removal of a large area of surface water runoff currently discharging to the said network;
- The proposed development looks to promote appropriate SUDS to protect the receiving watercourse;
- The site does not appear to be at fluvial flood risk from the River Clyde; and
- The report outlines the parameters to protect the site from the 1 in 1000 year storm event plus climate change.

Current Development Programme

April 2010	Commence Construction of Car Park 1
April 2010	Commencement of Laboratory Construction
July – September 2010	Demolition of Library, Conference Centre, Admin Block and former Nurses Homes
November 2010	Commence construction of Adult Acute and Children's Hospitals including Car Park 2
March 2012	Completion of Laboratories
July 2012	Occupation of Laboratories
July 2014	Commence construction of Car Park 3
January 2015	Completion of Adult Acute and Children's Hospitals
August 2015	Occupation of Adult Acute and Children's Hospitals and completion of Car Park 3
July 2015	Demolition of Theatres and Surgical Block to create green space Removal of Catering facility
November 2015	Commence construction of Car Park 1B and conversion of vacated clinical facilities into office/support accommodation
July 2016	Completion of landscaped area and Car Park 1B

Environmental Statement

Regulation 3A of The Environmental Impact Assessment (Scotland) Regulations 1999 prohibits the grant of an application for multi staged consent in respect of EIA development unless the Planning Authority has first taken the 'environmental information' into account, in this instance comprising an update of the original 2007 Environmental Statement (ES addendum dated April 2010), those representations made by 'the consultation bodies' and any other representations received as defined under the Regulations. When granting an application for multi-stage consent in respect of EIA development the planning authority may, having regard to this 'environmental information' impose further conditions in relation to the project (whether in relation to matters arising from the application for multi-stage consent or from the planning permission in principle in respect of which such application is made) for the purposes of avoiding, reducing or offsetting the effect of the project on the environment.

Comment:

The 'environmental information' lodged in support of this application and contained in the ES Addendum dated April 2010, indicates that the 2010 NSGH Campus Master plan remains largely in accordance with the Environmental Statement (ES) approved as part of the EIA consent granted under outline planning application reference (07/01158/DC). This assumes that the mitigation measures recommended in the ES are put in place. The ES Addendum notes that the changes to the NSGH proposals in the 2010 Masterplan will result in mainly neutral or positive changes in impact significance from that assessed in the 2007 Environmental Statement.

A key change is the inclusion of a major public park and a children's park, providing benefits for land use, sustainability, ecology and the local community. The revised location of car parks 1A and 1B results in a positive change to the setting of the B Listed Central Medical Block, however a safeguarding condition has been attached requiring any detailed applications to demonstrate that the likely visual and environmental impacts of car park 3 will not harm the amenity of neighbouring residential properties. Additional small areas of land to be purchased from Scottish Water and Scottish Ambulance Service have yet to be fully investigated for potential land contamination and this may have implications for water quality/drainage and ground conditions.

The focus on high quality urban and landscape design will have a beneficial effect providing additional public amenity for the surrounding residential areas. There are, therefore, no major changes to the outcome of the visual assessment, however a safeguarding condition has been attached requiring further examination into the suggested installation of rooftop wind turbines on car park 2 and the energy centre. Information on the existing and proposed helipad is currently being assembled to allow a detailed environmental noise assessment to be undertaken on the temporary helipad required during the construction period and the proposed permanent rooftop helipad. The proposal to remove the SUDS open water body feature results in a negative change in significance of impact in relation to nature conservation/biodiversity. However this change is required to meet BAA safeguarding requirements to minimise bird strike risk for aircraft using Glasgow Airport.

POLICES

Policy of Design Quality for NHS Scotland – Scottish Government Health Directorate
 Masterplanning Health – Architecture and Design Scotland
 Scottish Planning Policy
 Designing Places
 Designing Streets – A Policy Statement for Scotland

Glasgow and the Clyde Valley Joint Structure Plan (2006):
 Sustained Growth Agenda
 Metropolitan Growth Corridor - Clyde Waterfront Sustainable Regeneration
 Strategic Policy 9 - Assessment of Development Proposals

City Plan 2

ENV1	Open Space Protection
ENV2	Open Space and Public Realm Provision
ENV4	Sustainable Drainage Systems
ENV5	Flood Prevention and Land Drainage
ENV6	Biodiversity
ENV8	Trees, Woodland and Hedgerows
ENV10	Access Routes and Core Path Network
DES1	Development Design Principles
DES2	Sustainable Design and Construction
DES3	Protecting and Enhancing the City's Historic Environment
DES4	Protecting and Enhancing the City's Natural Environment
DES11	Tall Buildings
TRANS1	Transport Route Reservations
TRANS3	Traffic Management and Traffic Calming
TRANS4	Vehicle Parking Standards
TRANS5	Providing for Pedestrians and Cycling in New Development

ASSESSMENT AND CONCLUSIONS

At a strategic level the development of the 2010 NSGH Master plan is considered to reflect the Scottish Government's Health Directorate's 'Policy of Design Quality for NHS Scotland', which emphasises the need for well designed, sustainable healthcare environments. The master planning and design process undertaken to date is also considered to reflect the practical measures outlined in the Scottish Government's publication 'A Vision for Healthcare' launched in April 2009 as well as the desired outcomes for 'Master Planning Health' published by Architecture and Design Scotland (A+DS) in April 2008.

Sections 25 and 37 of the Planning Act require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Glasgow and the Clyde Valley Joint Structure Plan 2008 (fourth alteration) and the adopted City Plan 2, 2009.

The principle planning and environmental issues to be addressed with respect to this application are considered to be:

1. Whether the proposals (environmental information) lodged in support of the application remains in accordance with the relevant provisions of the Development Plan; and
2. Whether any representations received from the consultation bodies and other are relevant to the assessment of the proposals.

With regard to the Development Plan:

The Glasgow and the Clyde Valley Joint Structure Plan 2008

The Structure Plan is founded on and takes full account of all appropriate National Planning Policy Guidance and Circular Advice and contains a range of provisions associated with the economic, social and environmental regeneration of the Clyde Corridor including the North Clyde and Govan Areas with the aim of increasing economic competitiveness, promoting greater social inclusion and integration, sustaining and enhancing the built environment and integrating land uses and transportation. The Strategic Vision and joint commitment for the Clyde Waterfront as a Metropolitan Flagship Initiative will be achieved by developing the following key themes.

Strengthening communities by:

- Improving the quality of green spaces;
- Relating the scale of development to the capacity of settlements to absorb change without loss of their amenities, character and identity;
- Reinforcing the landscape character and setting of towns; and
- Protecting the built heritage of the area.

Developing economic growth along the river Clyde corridor by:

- The promotion of key renewal opportunities within or related to the corridor;
- The enhancement of the key centres of business education and commerce within the corridor;
- The safeguarding and enhancement of the environmental resources along the Corridor; particularly by the creation of the Green Network and protection of the Green Belt; and
- The use of the established infrastructure, particularly water services, within the Corridor.

Establishing a green network by:

- Developing a high quality landscape structure which embraces the identity and character of settlements and ensures a balance of development and underdeveloped urban land;
- The maintenance and improvement of biodiversity through the protection and development of a network of linked habitats;
- Developing and reinforcing the natural heritage potential of underdeveloped urban land; and
- Providing a network of strategic longer distance routes for walking and cycling.

Comment:

The principle of developing the New South Glasgow Hospital (NSGH) at the site of the Southern General Hospital was approved as part of the granting of outline planning consent (planning permission in principle) in July 2009; the hospital's expansion and the co-location of various clinical function having already been presented in the context of a strategic development framework, required under City Plan Policy DEV 9. The current application for 'approval of matters specified in condition(s)' (multi-staged consent) and, in particular, the development of the 2010 NSGH Campus Masterplan continues to accord with the main aims and policy provisions contained within the Structure Plan having regard to the assessment criteria outlined under Strategic Policy 9. The project and design process that has underpinned it seeks to deliver a positive and sustainable design outcome addressing the New South Glasgow Hospitals' impact of the locality, both at a city and neighbourhood scale, and mitigating, where necessary, any adverse environmental impacts both in the short, medium and long-term. The 2010 Campus Masterplan seeks to meet the objectives underpinning the three key themes outlined above and this is examined in more detail under City Plan policies which aligns with the Structure Plan.

Glasgow City Plan 2

Policy ENV1 Open Space Protection

This policy aims to ensure that areas of formal and informal open space are protected from inappropriate development, in order to maintain or enhance the quality of life, health, well being and amenity of the communities they serve and also promote sustainability and biodiversity.

Policy ENV1 states; “In accordance with policy DEV 11: Green Space, there is a strong presumption in favour of the retention of all public and private green/open space”. Policy ENV 1 further states that development within open spaces should “either be directly related to the current use(s) of the open space or better serve local community needs by the provision, in the local area, of an area of equivalent, or higher quality open space, to directly replace the type of open space that would be lost”

Comment:

It is evident that there is a current lack of useable open space with the current hospital site. It is encouraging, therefore, that the 2010 NSGH Campus Masterplan proposals I address this with the inclusion of a number of high quality public spaces. In particular the central and children’s parks appear to be well designed and are a positive development from 2007 Campus Development Plan lodged in support of the original outline planning application. However, it is important that these spaces are available for use by the wider community of Govan, while balancing the operational, privacy and security needs of the new hospital. Although mention of the wider community benefit is made within the Environmental Statement Addendum, it is not clear how this will be achieved. A suitable advisory note to the applicant/NHSGG&C has therefore been attached covering this issue.

Policy ENV2 Open Space and Public Realm Provision

This policy aims to ensure that new development contributes to improving the City’s environment through the provision and maintenance of high quality open spaces and areas of public realm that are well designed, accessible, safe and available for community use. Furthermore ENV2 states that “an appropriate proportion of the open space requirement must be located within the boundary of the site, as an integral element of the development scheme”

Comment:

With the inclusion of a number of parkland spaces within the site it is evident that the Masterplan’s strategy relating to open space and landscaping is largely compliant with the above policy. Overall, it is encouraging that a large degree of open space is to be provided within the development, which is a marked improvement on the current situation. The landscape design caters for a wider variety of users and the introduction of roof gardens and an arts strategy is considered a positive move. Detailed design and implantation still needs to be addressed including: (1) the need for clearer boundary treatments and the integration of the main arrival space/public transport hub between the park boundaries and the adjoining roads, particularly the link road between the main boulevard approach and the ‘blue light’ route where shared surfaces could be considered; (2) a robust landscape/planting strategy (both of which issues formed part of Architecture and Design Scotland’s consultation response on the Masterplan – see below); (3) an exploration on how the phased implementation of landscaping will be achieved, including maintaining pedestrian access; and (4) how greater use of the residual open space within the balance of the hospital’s retained estate will be maximised, including achieving barrier free access. It is also recommended that that positive use of landscaping within the new campus be linked directly to other rehabilitation and public arts programmes.

It is anticipated that these issues will be addressed through the eventual discharge of the remaining conditions covering approval of detailed matters and the attachment of suitable advisory notes.

Policies ENV4 Sustainable Drainage Systems and ENV5 Flood Prevention and Land Drainage

Policy ENV4 aims to ensure satisfactory sustainable measures are provided for the management and safe disposal of surface water run-off.

ENV4 states that “all development proposals (with the exception of a single dwelling house) are required to make satisfactory provision for Sustainable Drainage Systems”. SUDS will be required in association with any open space requirements for a development and the Council expects that the SUDS infrastructure will most likely be integrated into a development’s open space requirement.

SUDS proposals should:

- incorporate, or connect to, an acceptable overland flood-routing or design exceedance solution agreed by the Council;
- be designed to accommodate a 1 in 30 year rainstorm event with the ability to deal with a 1 in 200 year event by safe flood routing;

- use agreed methods of surface water run-off collection, treatment, decontamination and disposal;
- not be detrimental to the effectiveness of existing SUDS schemes;
- incorporate a design appropriate to the site, particularly where contamination is present (expert advice should be sought at an early stage); and
- incorporate natural and semi-natural elements to enhance environmental amenity and biodiversity.

Policy ENV5 aims to safeguard development from the risk of flooding and to ensure new development does not have an adverse impact on the water environment, does not materially increase the probability of flooding elsewhere and does not interfere detrimentally with the storage capacity of any functional flood plain or associated water flows.

ENV 5 requires proposals to demonstrate that they:

- contribute to minimizing flood risk;
- avoid any increased risk of flooding which would affect people and properties from any source (e.g. sewer, watercourse or surface water) either within the development site, or outwith the site as a consequence of the development, giving due attention to access and egress routes; and
- address the cumulative impact on infrastructure capacity of incremental growth of impermeable surfaces by not increasing the quantity and rate of surface water run-off from any site.

The Council expects developers to consider the:

- flood risk to their proposed development from any source, including watercourses, through a Flood Risk Assessment (FRA); and
- impact of discharging surface water from the proposed development to any watercourse, through a Drainage Impact Assessment (DIA).

Note: Flood Risk and Drainage Impact Assessments must conform to the requirements set out in guidance at www.sepa.org.uk. The FRA and/or DIA must clearly assess the nature of the particular flood risk and drainage issues that the proposal needs to address as well as the likely effects of the proposal on flood risk and drainage impact and whether mitigation would be likely to be acceptable and effective. They should also clarify the separation between planning considerations and requirements and those of other Environmental Regulatory Regimes with regard to the water environment.

Comment:

The 2010 NSGH Masterplan and Biodiversity Action Plan are both considered to accord with the provisions under of Policies ENV4 and ENV5 in so far as these relate to their approach to landscape design and sustainable urban drainage integration (see NSGH Campus Masterplan - Drainage & Biodiversity Strategies outlined above). While the applicant is seeking approval of the Biodiversity Action Plan submitted in connection with the approval of matters specified under condition 06 at this time, further design details, technical approvals and licenses from Scottish Water and SEPA are still required covering the strategic drainage plan for the wider Hospital Campus. This reflects the requirements under conditions 37 and 39 and approval is not being sought at this time.

Policy ENV6 Biodiversity

This policy aims to protect and enhance Glasgow's habitats and species.

Policy ENV6 states that all development within the City shall take cognisance of, and be compatible with, the Glasgow Local Biodiversity Action Plan, (LBAP) (available at www.glasgow.gov.uk/biodiversity), which sets out a number of species and habitat action plans.

Development should not have any adverse effect on existing habitats or species protected in law, international conventions or agreements or which are identified as a priority in government objectives, the Glasgow LBAP or are important because of their conservation status. Proposals will require to demonstrate, to the satisfaction of the Council, that:

- there will be no fragmentation or isolation of habitats or species as a result of the development;
- the development will be sited and designed to minimise adverse impacts on the biodiversity of the site (including its environmental quality, ecological status and viability); and
- public benefits at a national, or city region wide level, will clearly outweigh the value of the habitat for biodiversity conservation.

Comment:

The Biodiversity Action Plan submitted in connection with the approval of matters specified under condition 06 is considered to satisfy the provisions of Policy ENV6 above. The 2010 Masterplan states that the “new landscape framework for the campus will link areas of established green network as far as possible, including SUDS proposals and movement networks (roads, footpaths and cycle paths) to habitat retention and creation, minimising the impact of the development on wildlife and vegetation. The detailed design will require to reconcile the requirements of the Planning Authority with the restrictions that may be required by the British Airports Authority (BAA), together with maintenance regimes on site in the detailed landscape and planting design. A detailed habitat assessment will be undertaken using a qualified ecologist to establish the baseline situation to inform the landscape design development and Biodiversity Action Plan”.

Policy ENV8 Trees, Woodland and Hedgerows

This policy aims to protect trees, woodlands and hedgerows from inappropriate development.

Policy ENV8 stipulates that “development should not cause the loss of, or serious damage to, trees, woodlands or hedgerows, which are covered by an existing tree preservation order (TPO)”. ENV 8 further states that “where any individual trees, groups of trees, woodlands or hedgerows would be lost, the applicant will provide compensatory planting (where appropriate, native species will be preferred) either as part of the overall scheme or elsewhere in the vicinity”. Development Guide DG/ENV3 further stipulates that “where there are significant trees on the site, a detailed tree survey, conforming to BS 5837:2005 should be submitted. This should include details of proposed tree removals, management and protection work for retained trees”.

Comment:

It is encouraging that any removed trees will be replaced with a “variety of different sizes and species” as stipulated in the Masterplan. However, it unclear as to the exact species of trees which are to be planted within the site and a tree survey is required from the applicant along with clarification as to how retained trees will be properly protected and managed during the construction period. It is anticipated that these issues will be addressed through the eventual discharge of the remaining conditions covering approval of detailed matters specifically conditions 02, 05 and 08.

Policy ENV10 Access Routes and Core Path Network

This policy aims to develop a network of accessible paths for the benefit of the City’s residents and visitors.

Policy ENV 10 stipulates that “developers should take account of access rights when planning and undertaking new development and should design new footpaths and cycleways in line with the requirements of the Land Reform (Scotland) Act 2003”; furthermore ENV 10 states that “development should not prejudice the continuity of Core Paths or the existing walking/cycle network.

Comment:

Within the NSGH Campus there are two Core Paths (C31B and A9). The proposed Masterplan conforms to the above policy with the proposed upgrading of the A9 Core Path as part of the hard landscaping plan and it is evident that the upgrading of the 'blue light' route with wider pavements lined with trees will be a distinct improvement on the current situation. However, Core Path C31B located behind the National Spinal Injuries unit is in a poor state of repair and should be considered for upgrading. It is anticipated that this issue will be addressed through the eventual discharge of the remaining conditions covering approval of detailed matters specifically conditions 02 and 26. These conditions will also examine the formation of pedestrian crossing points. Outwith the main Hospital Campus, the S75 Agreement (forming part of the original outline planning approval) has secured a financial contribution towards the cost of the measures designed to mitigate the impact of the development upon the strategic and local road network, including improvements to pedestrian and cycle routes. These measures will be developed in greater detail in due course.

Policy DES1 Development Design Principles

This policy aims to promote new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places, in support of the City Plan's vision. Policy DES 1 States that all new development, depending on the nature and scale of the development, should:

1. Design Context

- demonstrate the highest standards of urban design which respects context, setting, local townscape and landscape character;
- relate well to existing settlements, infrastructure, local services, reinforce connectivity to the green network and safeguard the local historic and natural environment;
- demonstrate an understanding of the natural character and topography of the site, including water features, significant trees, woodland and landscape features, orientation, etc and enhance biodiversity;
- protect important public views of landmark buildings, vistas, landscape features and the skyline;
- reflect high quality contemporary design, where appropriate, which is imaginative, innovative and sympathetic to local traditions, and which creates a strong sense of place;
- create a clear distinction between public and private space (where appropriate);
- embrace the principles of sustainable design and construction (for example, the provision of energy efficient buildings and sustainable drainage);
- embrace the principles of inclusive design; and
- avoid conflict (e.g. by reason of undue environmental or amenity impacts) with adjacent land uses.

2. Accessibility and Traffic Management/Calming

- ensure safe, easy and inclusive access for all people regardless of disability, age or gender, both into the building or site and to local amenities such as shops, community and leisure facilities;
- provide direct pedestrian footpath and cycle routes to local services and public transport points, etc; and
- specify an appropriate road, footpath and cycle route layout and the incorporation of traffic calming and parking in accordance with the Council's guidelines.

3. Health and Safety

- incorporate crime prevention and community safety measures within the layout and design of the development which contribute to a safe and secure environment using 'Secured by Design' principles, for example providing surveillance for paths, streets and public spaces.

4. Landscape Design and Open Space

- provide landscaping and the opportunity to garden, individually or communally, as an integral component of developments, where appropriate; and
- provide local open space to the standards set out in policy ENV 2: Open Space and Public Realm Provision.

5. Drainage

- provide appropriate sustainable drainage requirements; and
- ensure there is no adverse impact on existing or proposed properties in terms of flood risk from overland flows or other sources.

6. Waste and Recycling

- incorporate appropriate provision for the recycling, storage, and collection of waste materials.

7. Layout and Materials

- have regard to local plot patterns, building lines, heights, scale, massing, detailed design, use of materials and micro-climate;
- ensure that the siting, form, scale, proportions, detailed design and use of materials do not detract from the visual amenity of the existing or surrounding buildings and wider area;
- ensure that there is no undue impact on the amenity or development potential of adjacent land and that there is no adverse impact on existing or proposed properties in terms of overlooking, loss of privacy, daylight or sunlight, overshadowing, noise or disturbance;
- specify high quality facing and roofing materials that complement and, where appropriate, enhance, the architectural character and townscape quality of the surrounding area and are capable of retaining their appearance over time;
- select materials in accordance with life cycle assessment with a preference for materials which attain an A rating under the British Research Establishment's (BRE) Green Guide to Specification;
- specify only durable materials that will fit their context, are capable of retaining their appearance over time and are appropriate to Glasgow's climate. Evidence of the maintenance requirements of the materials specified will require discussion with the Council and will be a consideration by the Council in assessing development proposals;
- have regard to sustainable principles as set out in policy DES 2; and
- avoid over-development.

8. Public Art

- incorporate artwork as an integral part of the design, where appropriate.

Comment:

The 2010 NSGH Campus Masterplan is considered to accord with Policy DES 1 and the strategic design guidance outlined under points 1-8 above and is viewed as a sufficient basis on which to recommend approval of the matters specified under conditions 01 and 03 attached to original grant of outline planning consent. The 2010 NSGH Campus Masterplan also satisfies those other design and transport policies to the extent that these can be applied at this time including DES 2 Sustainable Design and Construction; DES 3 Protecting and Enhancing the City's Historic Environment; DES 4 Protecting and Enhancing the City's Natural Environment; DES 11 Tall Buildings; TRANS 1 Transport Route Reservations; TRANS 3 Traffic Management and Traffic Calming; TRANS 4 Vehicle Parking Standards and TRANS 5 Providing for Pedestrians and Cycling in New Development.

The applicant is still required to seek detailed approval of those matters specified under condition 02 covering the siting, design and external appearance of the new campus building(s), the means of access thereto and the landscaping of the site and these will still require to be assessed against relevant City Plan policies albeit that these will be set within the context provided by this agreed Masterplan and landscape framework. While due cognisance has been given to good urban design practice, including 'Master Planning Health' published by Architecture and Design Scotland, the evolution of the 2010 NSGH Campus Masterplan (as outlined above) has continued to be influenced by the need to accommodate a range of estate management, operational and clinical issues and these have 'informed' the overall vision and land use strategy for the future development of the new hospital. These include the NHS GG&C's review of 'clinical adjacencies and functionality' plus 'building organisation and clinical planning'. There is also a requirement to express 'separate architectural identities' with each hospital having their own public entrances and distinct public faces.

With regard to consultations:

Scottish Water make no comment.

Scottish Power make no comment.

Health and Safety Executive raise no objections.

Architecture and Design Scotland considers the 2010 Campus Masterplan to have been developed successfully stating that the overall structure of the site has the potential to read as a coherent piece of urban fabric and that the sustainable areas of high quality landscaping could provide exceptional amenity; uncommon for a project of this nature. A+DS are supportive of the structure and direction established in the Masterplan and recommends that the key qualities and amenities being described in the Masterplan are given status in the planning system to ensure that the impact of any future phases upon the hospital's environment is carefully considered. A+DS encourage the project team to further develop details of the proposed landscape spaces in tandem with the articulation of each of the buildings, as part of the ongoing discussions and detailed application process with the Planning Authority.

A+DS also make specific design comments relating to: (1) the importance of developing and integrating into the landscape framework an effective 'wayfinding strategy' that will support the parking and transport infrastructure underpinning the operation of the hospital; (2) further design development/refinement of the 'arrival space'; and (3) ensuring the safe and comfortable movement of pedestrians from the various satellite car parks to the main hospital buildings.

Comment:

The Planning Authority acknowledges the strengths of the current Masterplan and the importance of protecting the proposed parkland legacy from inappropriate development in the future and this has also been acknowledged by the Trust. The proposed landscape framework, particularly the central park, would appear to offer development potential along its remaining 'edges' subject to avoiding overshadowing and impacts on micro climate, and these will be considered as part of any further re-development on the hospital's retained estate. It is anticipated that the more detailed matters referred to under points 1-3 above will be addressed through the eventual discharge of the remaining conditions covering approval of detailed matters, specifically condition 02 'including site access and landscaping'; condition 21 'the transport hub' and condition 26 'internal pedestrian and cycle network'.

BAA Aerodrome Safeguarding make no comment.

The Scottish Government make no comment.

Strathclyde Partnership for Transport considers that the 2010 Campus Masterplan provides an integrated framework with a clear vision for the redevelopment of the site and welcomes the emphasis on the transport hub being at the heart of the development. SPT recognises the strong design identity that has been given to the public transport hub, in particular its location at the centre of the arrival square to the hospital campus. It welcomes the proposals for strong integration within the site and with the surrounding area and recognises that there is a clear design concept to create safe links for pedestrians, cyclists and public transport passengers to and from the site. In addition SPT seek further dialogue with the Planning Authority on the discharge of the remaining conditions, where relevant, including further clarification/details on more specific issues related to the 'transport hub'; 'bus provision'; 'bus infrastructure'; 'the NSGH 'Travel Plan'; 'the integration/management of Clyde Fastlink route reservation'; 'walking/cycling integration'; and 'wayfinding'.

SPT are also of the opinion that the 2010 Campus Masterplan remains in accordance with the original Environmental Assessment.

Scottish Environmental Protection Agency raises no objections subject to the introduction of conditions requiring (i) that the 'discharge of surface water to the water environment' is undertaken in accordance with the principles of SUDS (Sustainable Drainage Systems) Manual (C697) and (ii) that prior to the commencement of any works, a full site waste management plan is submitted for the written approval of the Planning Authority, in consultation with SEPA, and all work is carried out in accordance with the approved plan. SEPA also provides further regulatory advice and advice/notes and comments to the Planning Authority on other issues relating to the 'foul & surface water drainage'; 'flood risk', 'the Biodiversity Action Plan' and also to the applicant on 'surface water drainage and watercourse engineering'

Comment:

The matters of compliance raised under point (i) above are already mentioned in section 9.0 of the 2010 Campus Masterplan; covering the 'drainage strategy', however a suitable condition has been attached. A further condition covering the submission of a 'waste management plan' has also been attached together with suitable advisory notes covering the other issues.

Transport Scotland raise no objections.

NERL Safeguarding raise no objections.

Historic Scotland make no comment.

Scottish Natural Heritage raise no objections.

Renfrewshire Council make no comment.

Land and Environmental Services raise no objections.

Drumoyne Community Council make no comment.

With regard to representations:

15 letters of objection/representation were received from neighbouring residential properties and businesses following neighbour notification and the publication of a newspaper advertisement on 30 April 2010. The main issues are outlined below.

Development/construction of the proposed NSGH Campus:

1. Will adversely affect existing residential amenity because of noise. (Note: while this wasn't specified by the objectors, phone conversations with residents would suggest this relates to issues around construction noise (traffic and works), increased traffic noise from an expansion of the hospital and noise from the proposed rooftop helipad);
2. Is unacceptable by virtue of the design, materials and scale of structures with specific reference being made to the 'multi storey car park' proposed close to Hardgate Drive at the south of the new campus which takes no cognisance of the neighbouring 2 storey housing;
3. Will adversely affect existing residential amenity by virtue of an increase in traffic volumes, access problems and traffic problems both during construction and afterwards;
4. Lead to structural damage of neighbouring residential properties;
5. Will result in a loss of private views and property values; and
6. The 312 space multi storey car park no 3 proposed at the south of the new campus, by virtue of its location and scale, will overlook adjacent residential properties, resulting in a loss of privacy, daylight, sunlight and will generate adverse noise levels and pollution.

A representation was also received from an adjacent business concerned about the potential negative impact of the proposed development on the natural environment particularly the 'decommissioning of historical drainage systems and/or services located within the site and the potential for contamination of the culverted Jenny's Burn watercourse that runs from the hospital site through their premises eventually discharging to the River Clyde. The objector has indicated that the burn has been contaminated on a number of occasions.

Comment:

As required under the terms of the original outline planning permission, the applicant is seeking approval of only the 2010 Campus Masterplan at this time (condition 01) accompanied by those other elements required under condition 03 which includes a 'landscape and visual impact assessment'; 'a strategic landscape framework'; and 'the route reservation for the Clyde Fastlink/Light Rail Transit (LRT). The Campus Masterplan will, nevertheless, determine the siting of the main building elements plus the primary road and open space network while ensuring, through modelling, the effective operation of the primary transport hub and traffic junctions. The details of the design and external appearance of the various building elements (with the exception of the Laboratory Building and Multi-story Car Park 1A, now under construction) as well as the means of access and landscaping of the site/campus will require to be the subject of further planning applications for approval of matters specified in conditions.

Having regard to those matters raised under points 2, 3 & 6 above, the principle and density of development has already been approved through the grant of outline planning consent and the relative scale/building configuration and architectural hierarchy relating primarily to the Adult and Children's Hospitals and the Laboratory Building (under construction), as illustrated in the Campus Masterplan, continues to reflect those broad urban design and clinical adjacencies agreed at that time. The ES suggested the NSGH would have a largely neutral townscape impact. The original outline planning application also examined the cumulative impact of the projected increase in traffic.

A large surface car park already exists on the proposed site of Car Park 3 and while the images shown on the Campus Masterplan are largely indicative, the 3D block drawing does appear to show a 3 storey car park structure at that location. The applicant has confirmed, however, that any structure will be significantly lower than this. Importantly, the applicant is not seeking detailed approval for Car Park 3 at this time and early discussions with the Trust and the developer have raised issues around its potential impact on neighbouring residential properties, through loss of privacy, noise, light pollution, construction and visual impact and that these matters need to be fully considered in any future design solution. A safeguarding condition has also been attached to the grant of planning permission requiring that any future application for its detailed design be accompanied by a full assessment demonstrating that its potential impact will not harm the amenity of neighbouring residential properties. The matters raised under point 5 are not 'material planning issues'.

Having regard to the matters raised under points 1 & 4 above, a pre-construction survey of neighbouring dwellings will be carried out by the applicant if this is deemed necessary by Building Control. A range of conditions are already attached to the existing EIA consent covering 'construction noise' and 'noise from or associated with the completed development'. Land and Environmental Services has also requested that 'Best Practicable Means' be employed as an approach to controlling noise from the development with construction work not occurring before 8am or after 7pm from Monday – Friday, and not before 8am or after 1am on Saturdays, unless otherwise agreed in writing with the Planning Authority. Noise from construction or demolition works shall be inaudible at the site's perimeter on Sundays and public holidays. Conditions are also attached to the existing EIA consent requiring the applicant to submit full details outlining the safeguards, operational and physical measures (including direct community engagement) outlined in the original Environmental Statement (ES) designed to mitigate the effects of any noise during construction as well as noise from road traffic sources and vibration impact on the amenity of affected residents and building occupiers. A development telephone 'hot line' for residents has also recently been set by the contractors for car park 1 and the Laboratories building. The S75 Agreement also secured a financial contribution from the Hospital Trust towards the control/management of on-street parking that may arise from the operation of the completed hospital.

The applicant is not seeking detailed approval of the rooftop helipad at this time however potential noise and design issues associated with its introduction have already been raised with the Trust and the developers during preliminary discussions around the architectural form of the Adult Hospital. A detailed noise and environmental assessment will require to be submitted for the written approval of the Planning Authority prior to the siting and operation of the helipad. Aside from the obvious technical and aesthetic challenges of incorporating a rooftop helipad, which will be addressed through approval of the those detailed design matters required under condition 02, a preliminary assessment into the impact of helicopter noise on neighbouring residential properties would appear to suggest that (notwithstanding an expected increase in the number of flights) the actual noise levels to which neighbours are exposed would be significantly reduced. The two key factors in this would appear to be the helipad's elevated position and the planned introduction of quieter aircraft. The finalised noise assessment and detailed designs for the helipad will, however, require to be the subject of future applications for approval of matters specified in conditions about which neighbours will be notified. It is also possible that the Trust and developers may seek to engage directly with neighbours on this and other noise/construction issues.

CONCLUSION

The application for approval of matters specified in conditions accords with the relevant provisions of the Development Plan which comprises the Glasgow and Clyde Valley Joint Structure Plan 2006 and the Glasgow City Plan 2.

The Environmental Statement April 2007 (Addendum April 2010) has met the requirements of the Environmental Impact Assessment (Scotland) Regulations 1999 covering application for multi staged consent in respect of EIA development. The Planning Authority has taken the 'environmental information' into account and is satisfied the NSGH Campus Masterplan accords with the original EIA consent subject to further safeguarding conditions.

The Masterplan contains and satisfies the specific provisions identified under condition 02 and is considered to provide a sustainable design, transport and landscape framework for the consideration of future detailed planning applications covering the individual built forms, site infrastructure, access and circulation and hard and soft landscape.

The Biodiversity Management Plan submitted by the applicant is considered to satisfy the requirements under City Plan 2 Policy ENV 6 and can form the basis for the discharge of condition 06. The BMP's objectives will form part of the overall landscape strategy, including the design and development of SUDS, and includes a 5 year habitat management plan.

The Bird Hazard Management Plan submitted by the applicant follows the guidance set out in the "Safeguarding of Aerodromes, BAA Advice Note 8: Potential Bird Hazards from Buildings (BAA Aerodrome Safeguarding Team, 2007) and can form the basis for the discharge of condition 36.

On the basis of the foregoing, it is recommended that this application covering approval of matters specified in condition(s) 01, 03, 06 and 36 be approved subject to the following further conditions.

CONDITIONS AND REASONS

01. The development shall accord with Drawing Number/Document Reference:

1. The New South Glasgow Hospitals 2010 Campus Masterplan
2. The New South Glasgow Hospitals, Environmental Statement April 2007 (Addendum April 2010)
3. The New South Glasgow Hospitals, Biodiversity Action Plan dated April 2010
4. The New South Glasgow Hospitals, Bird Hazard Management Plan dated April 2010

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

Reason: As these drawings constitute the approved development.

02. For the avoidance of doubt, approval of the 2010 NSGH Campus Masterplan does not constitute the planning authority's acceptance or approval of information relating to the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site all of which will require to be discharged under the terms of condition 02 attached to the original grant of outline planning permission.

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

03. Prior to the commencement of any works, a full site waste management plan shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved plan.

Reason: To ensure that waste on the site is managed in a sustainable manner.

04. The discharge of surface water from the development to the water environment shall be undertaken in accordance with the principles of the SUDS (Sustainable Drainage System) Manual (C697) published by CIRIA; as referred to in section 9.0 of the 2010 NSGH Campus Masterplan.

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

Reason: To attenuate drainage from the site in the interests of flood control.

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

05. Notwithstanding the conclusion of the EA addendum that car park no 3 will have a neutral environmental impact at that locality, any future application for approval of matters specified in conditions relating to its finalised design will require to be accompanied by sufficient information demonstrating that its impact will not harm the amenity of neighbouring residential properties by reason of road traffic noise, reduced day lighting/over shadowing, light pollution and construction.

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

06. The EA addendum concludes that the incorporation of 12 wind turbines on the roofs of the energy centre and car park 2 may result in an adverse visual impact from certain vantage points within and around the campus. Prior to any future application for approval of matters specified in conditions relating to the finalised design of these buildings, full details outlining how the wind turbines will be incorporated and their likely visual and noise impact at the locality shall be submitted to the planning authority for its detailed consideration.

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

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. The applicant is advised that proposed surface water drainage diversions of the Linthouse Burn and Jenny's Burn will require authorisation from SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (also known as CAR). These can be applied for via a Water Use Licence.
02. The applicant is advised that details of regulatory requirements and good practice advice can be found on the SEPA website at www.sepa.org.uk/planning.aspx. Alternatively contact a member of the Environmental Protection and Improvement Team in the local SEPA office at Law House, West of Scotland Science Park, Maryhill Road, Glasgow, G20 OXA - telephone 0141 945 6350.
03. The applicant is advised that in terms of Policy ENV 1 of Glasgow City Plan 2, the information submitted regarding the potential for and management of 'community access' to the two principal parks is insufficient to satisfy the planning authority and that further discussion on this matter will be required. The Planning Authority does recognise, however, that the Trust will require to maintain a secure and effective clinical environment and that this need may extend to the management of external landscaped areas within the new Campus.
04. The applicant is advised that in terms of Policy ENV 6 of Glasgow City Plan 2, the Biodiversity Action Plan is considered insufficient in relation to its maintenance and encouragement of biodiversity within the wider retained hospital estate and that further discussion with the planning authority on its promotion and implementation in these areas will be required.
05. The applicant is advised that the Bird Hazard Management hereby approved must be maintained for the life of the buildings, as specified under BAA Advice Note 8.
06. The applicant is advised to liaise with the Planning Authority during the preparation of the submission for approval of matters specified in conditions.
07. The applicant is advised that, if the proposals hereby approved are altered in any way, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the Planning Authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.

08. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 2nd edition 2007.

The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

for Executive Director of Development and Regeneration Services

DC/ BGR/M
16/06/2010

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Reference No. **10/00945/DC**
Address: **Southern General Hospital 1345 Govan Rd**

Scale: 1:5000

Indicative Site Location

Ward: **05**



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Location of Site
(For details, refer to Report)