



**PLANNING APPLICATIONS COMMITTEE**

**Report by Executive Director of Development and Regeneration Services**

**Contact: Ms R Webster Phone: 0141 287 6049**

**ITEM 1 (h)**

**29th November 2011**

<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition(s)		
<b>APPLICATION</b>	11/02096/DC	<b>DATE VALID</b>	31.08.2011
<b>SITE ADDRESS</b>	4-20 Merrick Path/25 & 29-55 & 63 Ibroxholm Oval/ 6 - 12 Ibrox Terrace Glasgow		
<b>PROPOSAL</b>	Environmental improvements to backcourts of flats and formation of car parking. (Part Retrospective)		
<b>APPLICANT</b>	Glasgow Housing Association Granite House 177 Trongate Glasgow G1	<b>AGENT</b>	Assist Architects Ltd 100 Kerr Street GLASGOW G40 2QP
<b>WARD NO(S)</b>	05, Govan	<b>COMMUNITY COUNCIL LISTED</b>	02_075, Ibrox/Cessnock
<b>CONSERVATION AREA</b>			
<b>ADVERT TYPE</b>		<b>PUBLISHED</b>	
<b>CITY PLAN</b>	Residential		

**REPRESENTATIONS/ CONSULTATIONS**

Three letters of objection have been received from neighbouring residents. The reasons for objection are summarised below and will be considered later in the report.

1. The extensive use of trip rails and bollards to prevent unauthorised parking will result in a loss of amenity for neighbouring residents.
2. The future introduction of residents parking permits will mean that there will be no unauthorised parking on match days at Ibrox and therefore bollards are unnecessary.
3. The bollards will be ineffective at discouraging parking on site during match days as drivers will mount the new grassed areas.
4. The proposals show six new trees in the location of existing mature trees which would be detrimental to the natural environment of the site.
5. The introduction of numerous paths through the proposed green space considerably reduces its usability.
6. The existing lock-up garages allow for safe secure parking and their removal will attract vandalism to vehicles.

7. The plan involves the loss of approximately 40 lock-up garages and the replacement with approximately 20 parking bays in an area where there is already a shortage of parking.
8. There will be an increase in car insurance premiums for residents as a result of the loss of the lock-up garages.
9. The proposals will give the site a bleak appearance and their demolition will eliminate privacy created by walls of the lock-ups.
10. As the parking spaces are designed for cars there will be an increase in congestion and traffic in neighbouring streets for cycles, motorbikes and other vehicles.
11. Insufficient community engagement and GHA tenants were not able to choose a scheme from a series of proposals.
12. The proposed grassed areas will not provide an increase in useable amenity space for residents and will be used by groups of people to congregate.
13. The existing lock-up garages act as a wind break which would be removed when they are demolished.
14. It would be more cost effective for the GHA to renovate or refurbish the existing lock-up garages.

No consultations were requested or required.

In addition to the objections received, under the terms of the Scheme of Delegation, this application requires to be reported to Planning Committee as the site is in Council ownership.

## **SITE AND DESCRIPTION**

The application site comprises the land surrounding flatted properties and backcourt areas of two separate sites. The larger site is located at 4-20 Merrick Path/25 & 29-55 & 63 Ibroxholm Oval and the smaller site which is located to the north east is located at 6 - 12 Ibrox Terrace.

The site lies to the north of Edmiston Drive between its junctions with Whitefield Road and Merrick Gardens. The two sites are adjacent to three multi-storey towers at Ibroxholm Oval. Two of these blocks are currently in the process of demolition and the third block is due to undergo extensive renovation in the near future. The proposed works are therefore part of a wider scheme of upgrading to be carried out in the area by the GHA.

The surrounding area is in established residential use with residential properties surrounding to the south and west. The immediate area contains a variety of flatted and terraced style properties. The flatted properties to which the land relates, have been previously upgraded via the application of over-cladding and re-roofing of the blocks (Application 04/04392/DC).

Planning permission is sought for a variety of works including the demolition of existing lock up garages and formation of 22 new car parking spaces in the cleared space, the erection of new fencing of various heights across the site, formation of footpaths, erection of recycling bin stores and a number of associated minor works.

The proposals also include a variety of soft landscaping measures, such as mounding and grassing areas, bulb planting and formation of shrub beds. With regard to tree works and proposed crown raising and thinning, the applicant has confirmed that this will be controlled by the Planning Authority and method statements will be submitted for approval, as and when required.

Committee is advised that some of the work has already been carried out.

## POLICIES

The Development Plan consists of The Glasgow and The Clyde Valley Joint Structure Plan 2008 (Fourth Alteration) and Glasgow City Plan 2 which was adopted in December 2009. There are no policies of relevance to the assessment of the proposal in the Structure Plan. The following City Plan policies are considered relevant:

DEV 2 - Residential and Supporting Uses

RES 16 - Alterations to Dwellings and Gardens

DG/RES1- Alterations to Dwellings and Gardens

## 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 to this application.
- ii. An appropriate assessment under the Conservation (Natural Habitats etc) Regulations 1994.  
Not applicable to this application.
- iii. A Design Statement or a Design and Access Statement.  
Not applicable to this application.
- 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).  
Not applicable to this application.

### B. Summary of the terms of any Section 75 Planning Agreement

Not applicable to this application.

### 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 Environment Impact Assessment Regulations (Regulation 30).  
Not applicable to this application.
- ii. 1. Requiring the Council go give information as to the manner in which an application has been dealt with (Regulation 31).  
Not applicable to this application.
2. Restricting the grant of planning permission.  
No direction has been made by Scottish Ministers/Not applicable.

## ASSESSMENT AND CONCLUSIONS

Section 25 of the 1997 Town and Country Planning (Scotland) Act requires the determination of this application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The principal planning issues to be addressed with respect to this application are considered to be:-

1. whether the proposal accords with the Development Plan;
2. whether the material considerations have been addressed. This includes any consultation responses and/or representations received.

### **In respect of 1 above**

The development plan comprises The Glasgow and The Clyde Valley Joint Structure Plan 2008 (Fourth Alteration) and the Glasgow City Plan 2 (adopted December 2009). The Structure Plan does not contain any specific policies relevant to the assessment of this application. Within the City Plan, the policies outlined below are considered to be relevant.

### **DEV 2 - Residential and Supporting Uses**

The development site is within an area covered by Development Policy Principle DEV 2 - Residential and Supporting Uses. The policy sets out the criteria for considering development proposals affecting the City's main housing districts and supporting uses, such as local recreational facilities and areas of green/open space. The policy states that "the council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision".

**Comment:** The proposed development, particularly the proposed provision of recycling areas, would provide improved access and storage for refuse collection at the application site. The environmental improvements would contribute to the improved visual and residential amenity of the area and would complement the recent overcladding and re-rendering works.

### **DG/RES1 - Alterations to Dwellings and Gardens**

The policy within this development guide states that "in front gardens, where privacy is less of a consideration, walls and fences should not exceed 1 metre in height, in rear gardens, where a level of privacy can be expected, walls and fences up to 2 metres are acceptable".

**Comment:** The proposed fencing detail will be at a variety of heights and although in some instances will exceed 1 metre in height, will not result in any road safety issues.

### **In respect of 2 above**

Three letters of objection have been received. The reasons for objection are summarised below:

1. The extensive use of trip rails and bollards to prevent unauthorised parking will result in a loss of amenity for neighbouring residents.

**Comment:** The trip rails and bollards included within the proposals have been included to prevent unauthorised parking within the area. These elements of hard landscaping are to be minimal in height and pedestrian access will remain throughout the site.

2. The future introduction of residents parking permits will mean that there will be no unauthorised parking on match days at Ibrox and therefore bollards are unnecessary.

**Comment:** There is currently no intention by LES Parking Unit to introduce residents parking permits in the near future.

3. The bollards will be ineffective at discouraging parking on site during match days as drivers will mount the new grassed areas.

**Comment:** The vast majority of the grassed areas which are bounded by a road will feature a low level trip rail around its edging which will prevent vehicular access to these areas.

4. The proposals show six new trees in the location of existing mature trees which would be detrimental to the natural environment of the site.

**Comment:** The plans submitted show new trees will be in areas where there are no existing trees. Safeguarding conditions have been attached which will ensure the protection of existing trees within the site.

5. The introduction of numerous paths through the proposed green space considerably reduces its usability.

**Comment:** The introduction of footpaths over the grassed areas will allow for greater pedestrian permeability across the site and is encouraged within City Plan 2 policy DG/DES 4 - Landscape in New Development.

6. The existing lock-up garages allow for safe secure parking and their removal will attract vandalism to vehicles.

**Comment:** Although the loss of the lock-up garages will result in cars being more exposed, there is no evidence that this will result in an increase in vandalism. Each of the car parking areas are overlooked by housing which is likely to safeguard vehicles to an extent.

7. The plan involves the loss of approximately 40 lock-up garages and the replacement with approximately 20 parking bays in an area where there is already a shortage of parking.

**Comment:** The proposals include the formation of 32 parking bays and an additional 2 disabled bays. These will be formed in areas where the lock up garages are currently located and the remainder of the area which is currently occupied by lock up garages will be soft landscaped. No issues have been raised by Transport Planning in relation to the provision of car parking spaces.

8. There will be an increase in car insurance premiums for residents as a result of the loss of the lock-up garages.

**Comment:** This is not considered to be a material planning consideration and does not form part of the assessment of this application.

9. The proposals will give the site a bleak appearance and their demolition will eliminate privacy created by walls of the lock-ups.

**Comment:** There are a variety of soft landscaping measures proposed for the site including the formation of grassed mounds, formation of shrub beds and bulb planting. The proposed works will soften the appearance of the area and will reduce the 'bleak appearance' to the communal areas. There will be no loss of privacy, other than to ground floor properties at 29-55 Ibroxholm Oval. The nearest facing properties on Ibrox Terrace are located 55 metres away and so there will be little direct loss of privacy to residents.

10. As the parking spaces are designed for cars there will be an increase in congestion and traffic in neighbouring streets for cycles, motorbikes and other vehicles.

**Comment:** There has been no issue raised by Transport Planning relating to the provision of parking spaces. Ward 5, Govan, in which the application site is located, has relatively low levels of car ownership with approximately 64% of all households having no access to a car.

11. Insufficient community engagement and GHA tenants were not able to choose a scheme from a series of proposals.

**Comment:** The application is classed as a Local Application and as a result there is no statutory obligation for the applicant to carry out pre application consultations with the local community. All relevant neighbour notification has been carried out by the Council.

12. The proposed grassed areas will not provide an increase in useable amenity space for residents and will be used by groups of people to congregate.

**Comment:** The proposals will result in an increase in useable amenity space by residents by increasing the provision of grassed areas and communal spaces.

13. The existing lock-up garages act as a wind break which would be removed when they are demolished.

**Comment:** The removal of the lock up garages will not adversely affect the usability of the communal spaces and will actively encourage the use of open space in the area. The application site is not located within a particularly exposed area.

14. It would be more cost effective for the GHA to renovate or refurbish the existing lock-up garages.

**Comment:** As the GHA are not proposing to retain the lock-up garages, this is not a material consideration in the assessment of this application.

## CONCLUSION

In conclusion, the proposal is considered to comply with the Residential Development Policy Principal DEV 2 of City Plan 2. Other material considerations, namely the points raised in the letters of objection, are considered to have been satisfactorily addressed and do not outweigh the proposed developments compliance with the Development Plan.

The proposed work represents an investment of £200,000 in environmental improvement works and will greatly enhance the appearance of the area. Accordingly, it is recommended that planning permission is granted subject to the attached conditions.

## CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):

42091 L3(00) 001 Revision C02  
 42091 L1(21) 002 Revision C03  
 42091 L1(2) 003 Revision C02  
 42091 L2 (004) Revision C02  
 A3(90)019 Revision C01  
 A3(90)081 Revision C01

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. Before any work on the site is begun, a detailed plan which shows the exact location of all existing trees on the site 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.

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

03. 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.

04. 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 that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

05. Before any work on the site is begun, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including 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.

06. 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.

07. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 10.18 of the Glasgow City Council Roads Development Guide.

**Reason:** To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

08. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

**Reason:** To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

09. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

**Reason:** To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

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

**Reason:** In the interests of pedestrian safety.

11. Any access gates shall open inwards only.

**Reason:** To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

12. The proposed triprail shall be located at a minimum of 450mm clearance from the kerbline and should not exceed a height of 500mm.

**Reason:** To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

13. Any new internal footway in the development to measure a minimum of 2 metres.

**Reason:** In the interests of pedestrian safety.

14. Any associated fencing bordering an access should be no more than 1 metre height.

**Reason:** In the interests of traffic safety at the locus.

#### 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 the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.
02. Prior to implementation of this permission, the applicant should contact Land and Environmental Services (Roads) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development



for Executive Director of Development and Regeneration Services

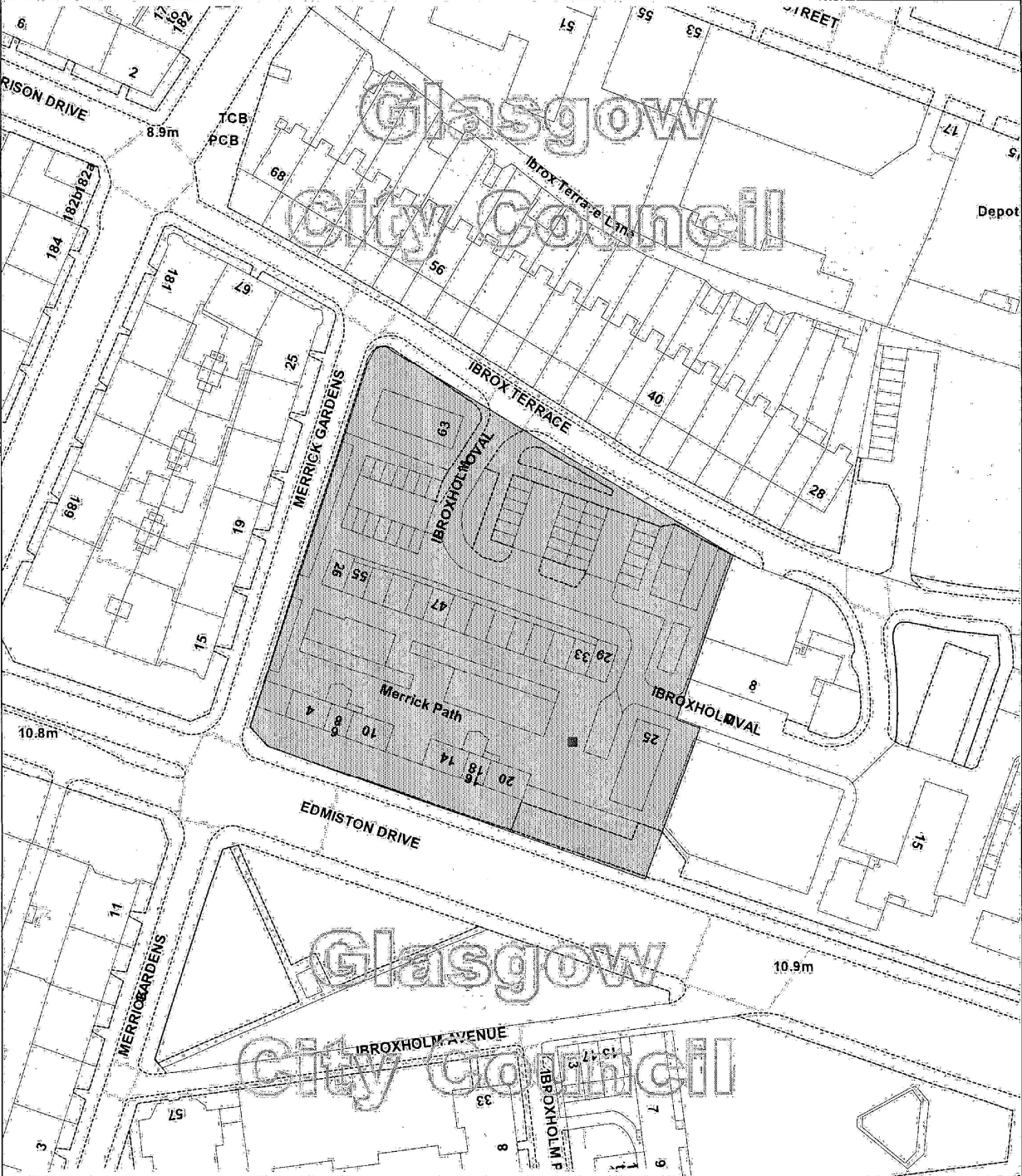
DC/ RWB/t/1  
23/11/2011

#### **PLEASE NOTE THE FOLLOWING:**

*Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)*

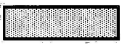
*If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.*

 <p><b>Glasgow City Council</b> Development and Regeneration Development Management 229 George Street Glasgow G1 1 QU Executive Director: Gerry Gormal</p>	<p>Reference No. <b>11/02096/DC</b></p> <p>Address : <b>Merrick Path/Ibroxholm Oval/Ibrox Terrace</b></p>
<p>Scale: 1:1250</p>	<p>Indicative Site Location</p> <p>Ward : <b>05</b></p> 



© Crown Copyright and database right 2011. All rights reserved. Ordnance Survey Licence No. 100023379

075 01 223 522 10 20

 Location of Site  
(For details, refer to Report)