



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms A Russell Phone: 0141 287 6023

ITEM 1 (a)

29th November 2011

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION 11/01577/DC

DATE VALID 01.07.2011

SITE ADDRESS Site Bounded By Bardowie Street/ Ashfield Street Glasgow

PROPOSAL Erection of residential care home, day-care centre with associated works

APPLICANT Glasgow City Council
Social Work Services
Wheatley House
25 Cochrane Street
Glasgow
G1 1HL

AGENT Glasgow City Council
DRS Project Management And
Design
229 George Street
GLASGOW
G1 1QU

WARD NO(S) 16, Canal

COMMUNITY COUNCIL LISTED 02_028, Possilpark

CONSERVATION AREA

ADVERT TYPE

PUBLISHED 15 July 2011

CITY PLAN Residential

REPRESENTATIONS/ CONSULTATIONS

Director of Land and Environmental Services: No objection subject to conditions and advisory notes.

Scottish Water: No objection.

Strathclyde Partnership for Transport (SPT): Access should be allowed for 'My Bus' service at the potential pick up and drop off bays adjacent to the main entrances of the proposed facility.

Strathclyde Fire and Rescue: No response.

Transco: No response.

Scottish Ambulance Service: No response.

BACKGROUND

This application has been brought before the Planning Applications Committee due to the Council having an interest in the land, which prevents its consideration under the scheme of delegated functions, although it is otherwise non-contentious in planning terms.

SITE AND DESCRIPTION

SITE

The application site was formerly occupied by Hawthorn Primary School in the city's Possilpark district in north Glasgow. Hawthorn Primary School has long been demolished and all that remains is a brown field site with some trees and boundary fencing. The site itself is an irregularly shaped area of vacant land, measuring 1.56 hectares. It is situated on the east side of Ashfield Street at the junction with Bardowie Street.

This area is relatively mixed with residential, recreational and commercial land uses close by. To the north of the site is Keppoch Park Football ground, home to Glasgow Perthshire Junior Football Club, and another sports pitch to the west. To the south is a community play park and to the east, at Torr Street, are residential properties.

PROPOSAL

Under consideration is a proposal for a residential care unit with 120 bedroom places and day-care centre with capacity for 30 day-care places. Both the residential and day-care services are to be located within the proposed building, however, they are to be operated independently and managed as separate services with separate entrances and amenity space.

A sub station to service the proposed centre is also proposed. At this stage the exact details are not available, however, it is recommended that a condition be attached for the submission of the detail should planning permission be granted.

Ashfield Street/Bardowie Street was selected for the proposed residential care home and day-care centre as it was considered to be a relatively high amenity area. Additional benefits afforded by this site include being easily accessible and well located to provide a community resource for older persons.

Glasgow City Council is currently undertaking an ambitious programme for the re-provision of residential care homes and day-care services throughout the City. Adult Services within Social Work Services is proposing the procurement of five new residential care homes and 4 new day-care centres within each of the former 5 Community Health and Care Partnerships areas.

In April 2010 the site at Bardowie Street/Ashfield Street was endorsed the Council's Executive Committee as a site for an integrated residential care home and day-care centre.

- **Access**

Access to the main entrance for both the residential and day-care services is from Ashfield Street. Deliveries and services access is from a separate entrance from Torr Street and Sloy Street. Car parking for 49 vehicles, including 6 DDA spaces, is to be provided in front of the proposed building. All other vehicles transporting visitors to the site are catered for with the provision of a covered drop off station at the entrance to the proposed day-care centre.

- **Design**

Designers of the proposal were keen to create a building which was residential in character. Along the frontages to Ashfield Street, Bardowie Street and Sloy Street, the proposed two-storey building has been designed to replicate a series of domestic terraces. In keeping with the residential theme, domestic style boundary treatments are proposed along the Ashfield Street/Bardowie Street frontage. Although the boundary treatments are sympathetically designed, they are intended to be robust and provide a secure environment for residents. To the rear of the building, pleasant courtyard areas have been designed into the complex.

Buff/red/grey brickwork, white render and feature coloured powdered aluminium coated panels are the palette of materials and colours for the building. Each wing of the proposed building is to be given its own colour. Roofing will be a combination of grey tiles and grey metal standing seam covering.

POLICIES

The Development Plan consists of The Glasgow and The Clyde Valley Joint Structure Plan 2008 (Fourth Alteration) and the 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. In terms of City Plan 2, the site lies within a [DEV 2 Residential and Supporting Uses](#).

The following City Plan 2 policies are considered relevant to the assessment of the application:

DEV 2	-	Residential and Supporting uses
RES 14	-	RES Care in the Community Developments
RES 4	-	Barrier Free Homes
DES 1	-	Development Design Principles
DES 2	-	Sustainable Design and Construction
TRANS 4	-	Vehicle Parking Standards
TRANS 6	-	Cycle Parking Standards
ENV 4	-	Sustainable Drainage Systems (SUDS)
ENV 5	-	Flood Prevention and Land Drainage
ENV 6	-	Biodiversity
ENV 11	-	Treatment of Waste and Recycling Materials

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

All of the above have been submitted and are considered to meet with Council policy.

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

A transport statement and flood risk assessment have been submitted. Both adequately address the pertinent issues.

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 Environmental Impact Assessment Regulations (Regulation 30)

Not applicable to this application

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

No direction has been made by Scottish Ministers - Not applicable.

2. restricting the grant of planning permission

No direction has been made by Scottish Ministers - Not applicable.

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

No direction has been made by Scottish Ministers - Not applicable.

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered the condition.

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. These include the consultations/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 this application. Within the City Plan, the policies outlined above 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 community facilities which the residential care home and day-care centre will be. In addition to improving facilities for older persons in the Possilpark, the general appearance of the community will be greatly enhanced with the development of this bleak brownfield site and introduce some much needed vitality into the neighbourhood.

The proposal will not detrimentally affect the amenity of the area and it is therefore considered to comply with City Plan 2 policy DEV 2 - Residential and Supporting Uses.

RES 14 Care in the Community Developments

This policy supports the Plan's Development Strategy to maintain and protect residential amenity whilst providing a choice of residential accommodation for all sectors of the community. Rationalisation of the care of the elderly and other groups (e.g. people with learning disabilities and children in care) has led to an expansion of care homes of various sizes.

As outlined above, the proposal is part of a wider City Council programme, which has carefully selected suitable locations throughout the city for siting residential care homes and day-care centres. In accordance with the policy residential care home with more than 10 bedrooms in size will be sited on larger sites and should meet the standards of policy RES 2, as appropriate. Open space provided on the site should include a spacious garden for sitting-out, which should be sheltered from the wind, screened from public view and should receive sunlight for a significant portion of the day. It should comprise a mixture of soft landscaping and seating and be accessible to the disabled.

Attention has been paid to provision of suitable garden area, open space, orientation and landscaped areas. It is considered that the proposed scheme will provide a high quality environment for service users. Furthermore, the self contained site lends itself perfectly for a use which is very much community based. All of these attributes meet with the requirements of RES 14.

RES 4 Barrier Free Homes

This policy supports the Plan's Development Strategy to provide for the City's varied housing needs, including housing for the disabled

Planning for Housing encourages a range of housing types, providing for the needs of all in the community including homes for people with special housing needs. Also, under the Disability Discrimination Act 2005, the Council has a duty, in carrying out its functions, to have due regard to the need to promote equality of opportunity for disabled persons.

Fundamental to the aspirations of the City Council's programme is the concept of 'a room for life' for users of the service. Each of the 120 rooms proposed is designed to provide accommodation regardless of their care needs throughout their lifetime.

Both the residential care home and day-care centre are designed to comply with BS 8300:2009 'Design of buildings and their approaches to meet the needs of disabled people'.

DES 1 Development Design Principles

This policy supports the Plan's Development Strategy by seeking to ensure that all new developments are designed to help to create a City of successful, sustainable places, resulting in an improved quality of life for those living, investing, working in and visiting the City.

Essentially this proposal is about improving the quality of life of the City's older person population, ensuring that those who require care are cared for in well designed environment, fit for purpose. It is considered that the architects and designers have paid attention to both the needs of the service users, whilst delivering a building that enhances and respects the community it is intended to become a part of.

DES 2 Sustainable Design and Construction

This policy supports the Plan's Development Strategy to address factors impacting on the environment, including climate change, design and construction of new development will contribute to the sustainability of the City, in the future. The Council considers that new development should, therefore, be carefully controlled in relation to its design, use of materials and potential energy consumption. New development should also be encouraged only where it will minimise the consumption of non-renewable resources and contribute to a more sustainable Glasgow, thereby reducing its ecological footprint.

A combination of all the factors below has resulted in the project exceeding the 30% requirement of CO2 reduction required by the 2010 Building Regulations

- 150 sq m of photovoltaics.
- 50kWt combined heat and power boiler
- mechanical ventilation with heat recovery in the residents bedrooms and en-suites which exceeds the 30% requirement of CO2 reduction required by the 2010 building regulations

Under the BREEAM rating, the building will be able to achieve a 'very good' BREEAM 2008 ("The World's Leading Design and Assessment Method for Sustainable Buildings") Multi-Residential rating with aspiration for 'excellent'.

As part of council policy we aim to achieve 'very good' however the design team has aspirations of 'excellent' and at this point in the design process the design team have indicated that they are on track to achieve this.

TRANS 4 Vehicle Parking Standards

This policy supports the Plan's Development Strategy by ensuring that an appropriate standard of vehicle parking is supplied for different forms of development. The policy sets restraint based car parking standards for non-residential. This will encourage the greater use of sustainable transport modes. In devising the standards, the Council's intention is not to restrain car ownership but rather to influence the use of cars.

An assessment of the impact of the proposal on the public highway and private network has been made. It has been concluded that vehicle parking standards are compliant with TRANS 4.

TRANS 6 Cycle Parking Standards

This policy supports the Plan's Development Strategy by ensuring that an appropriate standard of cycle parking is supplied for different forms of development and requires minimum levels of cycle parking in new development.

Safe, sheltered and secure cycle parking is to be provided at the front of the building. Staff changing and shower facilities are also to be provided for those wishing to cycle to the unit.

ENV 4 Sustainable Drainage Systems (SUDS)

This policy supports the Plan's Development Strategy to integrate sustainable surface water drainage infrastructure into new development throughout the City.

A scheme of SUDs is proposed and includes;

- Rainwater Harvesting
- Permeable Pavements;
- Subsurface Storage.

The proposed design of the SUDs scheme is considered satisfactory, however, in line with standard procedures, the applicant must provide written confirmation from Scottish Water that the proposals have their technical approval to connect into Scottish Water's network.

ENV 5 Flood Prevention and Land Drainage

This policy supports the Plan's Development Strategy to ensure that appropriate measures are taken to safeguard the City from flooding.

Supporting the application is a Drainage Impact Assessment that confirms that the development site is not at risk of flooding from a watercourse and will have no detrimental impact on flooding volumes upstream, or downstream, of the site. This assessment is acceptable and in accordance with ENV 5.

ENV 6 Biodiversity

This policy supports the Plan's Development Strategy to promote sustainability by protecting and enhancing biodiversity and greenspace.

The project is striving to increase the biodiversity on the site as illustrated on the attached landscaping plans and planting plans. These plans are indicative at this stage as this will be reviewed when the tender is returned in 2012.

Landscape proposals have not yet been extrapolated by the Ecologist and reflected into the Ecologist Report. This information shall be provided when it is available. However assurances have been made that the design team are aiming to score well in this BREEAM category and increase the Biodiversity on the site.

The design team are also fully aware of their legal obligations with regards to The Wildlife and Countryside Act 1981 and The Nature Conservation (Scotland) Act 1994.

It is considered that the proposal, in so far as it can at this stage, complies with ENV 6.

ENV 11 Treatment of Waste and Recycling Materials

This policy supports the Plan's development strategy to promote sustainability, by reducing waste.

Arrangements for the proposed containment and disposal of waste from the site have met with the approval of the City Council's Land and Environmental Services Cleansing Section. This includes access to the site's servicing areas from Sloy Street/Torr Street where refuse vehicles can safely enter and exit the site.

There is no objection to the proposal in terms of ENV 11.

In respect of 2 above

No letters of representation have been received in relation to this application.

CONCLUSION

In conclusion, the proposals are in accordance with the development plan and it is recommended that planning permission be granted subject to conditions detailed below.

CONDITIONS AND REASONS

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

- AL(00)01
- AL(00)02
- AL(00)03
- AL(01)01
- AL(01)02
- AL(70)001
- A(10)102
- A(20)103 'A'
- A(20)0110 'B'
- A(20)120 'A'
- AL(70)01
- Tree Survey:
- Drainage Impact Assessment:

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. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

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

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

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

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

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

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

05. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

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

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

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

07. A sample panel of all proposed materials shall be erected for the inspection of the planning authority and written approval shall be obtained prior to the commencement of construction works on site. The approved sample panel shall remain in place throughout construction. Samples of the other external materials shall be submitted and approved in writing by the planning authority. Written approval shall be obtained before any materials are used on site.

Reason: In order to protect the visual amenity of the surrounding area.

08. Details of the proposed substation shall be submitted prior to the commencement of works.

Reason: These details have not been submitted.

09. No development shall take place until the applicant has provided written confirmation from Scottish Water that they have technical approval and they will accept the surface water discharge from the site into their drainage network, including any proposed SUDS scheme and maintenance regime.

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

10. Before any part of the development is occupied, sightlines of 4.5 metres by 60 metres shall be achieved at the Ashfield Street access. Any structure or planting within the sightlines shall at all times have a maximum height of 1 metre.

Reason: To enable drivers of vehicles approaching this junction to have a clear view over a length of road sufficient to allow safe exit.

11. Vehicular accesses to the car park (via Ashfield Street) and service yard (via Sloy Street) shall be taken via dropped kerb footway crossings in accordance with Figure 10.18 of the GCC Roads Development Guide.

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

12. The redundant vehicular access on the Bardowie Street frontage shall be reinstated as full kerb height footway.

Reason: In the interests of pedestrian safety.

13. The car park aisles and associated drop off lay-by should be clearly signed/marked as a clockwise one-way traffic system.

Reason: In the interests of pedestrian and vehicular safety.

14. Safe, secure and sheltered cycle parking facilities shall be provided in accordance with the provisions of Policy TRANS 6 of Glasgow City Council's City Plan 2, December 2009.

Reason: In the interests of the amenity of the area, to ensure that the requirements of cyclists are catered for and to encourage sustainable travel.

15. 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.

16. 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.

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

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

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

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

19. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out as an integral part of the development process. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week.

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

20. Before any work begins on site all vegetation, ground or structures that could potentially be supporting breeding birds should be checked for the presence of nests and eggs. Particular attention should be given to main breeding period (between the 1st of March and the 31st of August (inclusive)). However, these checks should be carried out at all times of year. Work that effects vegetation on the site (or any other structures or ground) supporting birds their nests or eggs should be timed to avoid this main breeding period and should not obstruct access to these areas for birds. If checks reveal that birds their nests or eggs are present on the site then mitigation should be put in place and appropriate steps should be taken immediately to minimise the damage or disturbance to the wild bird, nest or eggs

Reason: To ensure the appropriate timing of development and checks are in place to protect birds from killing or injury and their nests and eggs from damage, destruction and obstructed access.

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. 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

02. The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
03. It is recommended that the applicant should consult with Strathclyde Fire Brigade concerning this proposal in respect of legislation administered by that body which is likely to affect this development.
04. The Council has determined the application on the basis of the information relating to ground contamination/landfill gas available to it. The responsibility for the safe development and secure occupancy of the site rests with the applicant/developer.
05. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
06. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
07. Excavated material should be retained on site or treated and reused where possible
08. For advice on mitigating against other potential sources of flood risk please contact DRS .
09. The grant of planning permission does not remove requirements under The Wildlife and Countryside Act 1981 and The Nature Conservation (Scotland) Act 1994.

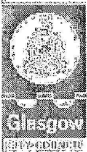

for Executive Director of Development and Regeneration Services

DC/ ARL/L
22/11/2011


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 <p>Glasgow City Council Development and Regeneration Development Management 229 George Street Glasgow G1 1 QU Executive Director: Gerry Gormal</p>	<p>Reference No. 11/01577/DC</p> <p>Address : Site Bounded by Bardowie St/Ashfield St</p>
<p>Scale : 1:1250</p>	<p>Indicative Site Location</p> <p>Ward : 16</p> 



 Location of Site
(For details, refer to Report)