



**PLANNING APPLICATIONS COMMITTEE**

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

**Contact: Mr C Pepper Phone: 0141 287 8649**

**ITEM 1 (f)**

**29th November 2011**

**APPLICATION TYPE** Full Planning Permission

**RECOMMENDATION** Grant Subject to Condition(s)

**APPLICATION** 11/01744/DC

**DATE VALID** 18.08.2011

**SITE ADDRESS** House For An Art Lover 10 Dumbreck Road Glasgow G41 5BW

**PROPOSAL** Erection of park pavilion on site of former Bellahouston Park Depot, comprising artist studios, meeting room, cafe, conversion of outbuildings to heritage centre and conversion of sheds to artists workshops, with associated landscaping and road layout: Potentially contrary to Development Policy Principle DEV 11 Green Space of City Plan 2

**APPLICANT** House For An Art Lover  
House For An Art Lover  
Bellahouston Park  
10 Dumbreck Road  
Glasgow  
G41 5Bw

**AGENT** ZM Architecture  
Per Timothy Clark  
62 Albion Street  
Glasgow  
G1 1Ny

**WARD NO(S)** 05, Govan

**COMMUNITY COUNCIL** 02\_079, Craigton Steering Committee (Inactive)

**CONSERVATION AREA**

**LISTED**

**ADVERT TYPE** Bad Neighbour Development  
Contrary to Development Plan

**PUBLISHED** 26 August 2011

**CITY PLAN** Green Space

**REPRESENTATIONS/ CONSULTATIONS**

One representation was received from the Architectural Heritage Society of Scotland. The representation is generally supportive of the proposal, however it objects on one element of the design. The point raised may be summarised as follows:

- The proposal to introduce window fenestration into the north boundary wall of the existing Victorian Walled Garden shows no respect for the intrinsic character of this area of the site, which relies on providing privacy through its solid massing in order to create an enclosed space.

Scottish Water - No objection.

Land and Environmental Services [Public Health] - No objection.

## SITE AND DESCRIPTION

It is proposed to erect a multi-use park pavilion with associated outbuildings on the site of the Bellahouston Park's Depot administered by Land and Environmental Services (Glasgow City Council). The development comprises a café with both internal and external seating areas, a shop, reception, meeting room, artist studio/gallery/exhibition areas as well as an internal courtyard, detached studio/exhibition spaces and courtyard gardens.

Motivating this application, is the 'Art Park Glasgow' project which seeks to set Bellahouston Park aside as a venue/destination for the outdoor installation of art, design and architecture in the City. The House For an Art Lover, has in recent years, promoted a number of successful public art competitions which have led to the installation of unusual art works in the park and in partnership with GCC Land Services has brought forward this vision for the park. House for an Art Lover view this proposal as integral to the success of the park in supporting the creative needs for the public and art community.

The application site, which extends to a total area of approximately 19,600sqm (1.9Ha) forms the House for an Art Lover building and its curtilage, although the proposed development is largely contained within the existing grounds of the Park's Depot which is located to the south east of House for an Art Lover and immediately north of the Victorian Walled Garden.

In respect of its layout, the proposal seeks to create a development set within a contemporary courtyard design. The main pedestrian entrance is located at the west boundary of the site which is currently part utilised as a visitor car park for House For an Art Lover; further existing visitor parking is located to the south of the application site and remains unaffected by the proposals. Accessing the development from the west entrance leads to the main pavilion and studio building, which incorporates the reception, café, shop and meeting area. To the rear of the pavilion is access to the courtyard area, off which is situated three artist studios and two courtyard gardens along the span of the south boundary with the Victorian Walled Garden.

In addition to the new build pavilion, it is proposed to retain and convert the existing doocot buildings, stable and outbuildings of the former Ibroxhill House. The doocot buildings and stable will be conserved and utilised in conjunction with the new-build pavilion as a heritage centre; providing a focal point within the centre of the courtyard. The existing outbuildings, which are located on the north boundary of the courtyard, are to be retained and converted to form three additional studios/production workspaces for artists. The smallest of the four outbuildings will be retained and converted to an industrial plant room; housing a biomass boiler as part of the environmental strategy for the site.

The scale and massing of the pavilion development is representative of a series of single storey interconnecting buildings with four large projecting rooflights providing a visual focus on the largely flat roofed design. The detached production workspaces, converted from the existing outbuildings, are similarly low density and retain their single-storey, flat roofed design. The courtyard occupies a total area of approximately 2,710sqm (0.27Ha), equivalent of 13.8% of the entire site area and its curtilage.

In addition to the main pedestrian entrance at the west boundary of the site as it meets the House for an Art Lover, a pedestrian and vehicular exit is also taken via the existing vehicular exit; which currently serves the Parks Depot at its east boundary leading to Dumbreck Road.

With regard to parking, there are approximately 26 vehicular parking spaces located immediately to the west of the courtyard area and to the rear of the House for an Art Lover, within the application site boundary. Immediately outwith the site boundary there are a further 126 parking spaces used for the House for an Art Lover, the dry ski slope and as general public parking for Bellahouston Park. The application proposes to use the existing parking area to the west of the courtyard as the main link between the studio pavilion and the House for an Art Lover. Therefore, this parking area is to be removed and landscaped along with the courtyard area. Given this, the proposal reduces parking within the site associated with the House for an Art Lover by 26 spaces, however it is considered that adequate parking remains provided within the wider locale.

**PHASING:**

As part of this application, it is proposed to phase construction of this development in line with the project's funding and sustainable business plan. The application demonstrates two distinct phases to the implementation of this development, these are:

- Phase 1 - the construction of the main studio pavilion building and conversion of the existing Ibroxhill House doocot buildings; and
- Phase 2 - the construction of the remaining studio spaces and the conversion of the existing Ibroxhill House outbuildings.

As the site is located within Bellahouston Park, it is situated within an area designated as Green Space (DEV 11) within City Plan 2. It is noted, however that the area of the site which relates to the majority of the development is that of the existing Parks Depot which is not in itself considered representative of the Development Policy Principle designation.

**POLICIES**

DEV 11 - Green Space

DES 1 - Development Design Principles

DES 2 - Sustainable Design and Construction

DES 4 - Protecting and Enhancing the City's Natural Environment

ENV 7 - National, Regional and Local Environmental Designations

ENV 8 - Trees, Woodlands and Hedgerows

**SPECIFIED MATTERS**

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

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

- i. an environmental statement  
Not applicable
- ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994  
Not applicable
- iii. a design statement or a design and access statement  
Not applicable
- iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)  
Not applicable

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

Not applicable

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

These Regulations enable Scottish Ministers to give directions

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

Not applicable

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

Not applicable

2. restricting the grant of planning permission

Not applicable

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

Not applicable

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

Not applicable

**ASSESSMENT AND CONCLUSIONS**

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

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

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

In respect of (a), the Development Plan comprises the Glasgow and Clyde Valley Joint Structure Plan and City Plan 2. There are no specific policies of relevance to the application proposal in the Structure Plan.

The site falls within a Green Space Land Use Policy area in the City Plan. This Policy (DEV 11) notes:

*“The areas designated ‘GREEN SPACE’ generally represent the larger permanent green/open spaces serving the City and its resident population and visitors. These, make up the City’s green network and contribute to biodiversity. All green/open space areas (regardless of their size or purpose) are functionally important elements of Glasgow’s green infrastructure. There is a strong presumption in favour of the retention of all public and private green/open space.”*

The proposal, for the erection of a multi-use development within the curtilage of House for an Art Lover and the Land and Environmental Services Parks Depot, is considered to fall within existing areas of land which are currently utilised for operational activity which is not openly available to members of the public. This Parks Depot falls within the Green Space designation as it is supportive of the Park operations as a whole, but is not considered to be representative of the wider public park. Given this, it is considered that the proposed redevelopment of the existing Parks Depot, for the purposes of providing a facility which would complement the operations of the current House for an Art Lover, would not result in a detrimental loss of Green Space in this area, nor would the proposed development undermine the functioning of the Glasgow's green infrastructure. The proposal is therefore considered compliant with Development Policy Principle DEV 11 of the adopted Glasgow City Plan 2.

The proposal also requires to be considered/assessed against the following policies:

### **DES 1 - Development Design Principles**

Policy DES 1 aims to promote new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places. DES 1 requires that new development respects context, setting, local townscape and landscape character; relates well to existing settlements; reflect high quality contemporary design, where appropriate, which creates a strong sense of place. Where the principle of development has been established, proposals should have regard to local plot patterns, building lines, heights, scale and massing to 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.

The site, which is located within Bellahouston Park, is potentially environmentally sensitive due to its unique nature and any proposal should ensure compliance with DES 1, particularly with regard to landscape design, scale, massing and reflection of its context. In support of the application, a short design statement has been submitted. This document outlines the background to this proposal, whereby House for an Art Lover are seeking to expand their operations by creating a facility 'to stimulate public interest in art, design and architecture'. The design statement concludes that in considering proposals for this site, of paramount concern is the relationship to the existing Victorian Walled Garden and the House for an Art Lover, as well as its siting within Bellahouston Park in general. The proposal seeks to achieve this by creating the Studio Pavilion within a contemporary courtyard setting, which is modest in scale and generally reflects the historic layout of the site by utilising the existing heritage buildings; including the converted stables and doocot buildings of the former Ibroxhill House.

The building lines of the proposed development take their reference from the historic layout of the site as opposed to the current layout as per its use as a Parks depot. The overall height of the studio pavilion and the other buildings within the site are comparable to the existing structures and are largely situated at a level which would be in line with the existing boundary walls; with the feature rooflights projecting beyond. This secures the relationship with the Victorian Walled Garden to the south while providing a visual focus on the Studio Pavilion and the two proposed Garden Pavilions.

The House for an Art Lover, which sits slightly removed to the west of the studio pavilion, remains significantly higher in appearance ensuring that the visual emphasis remains with this building. Additionally, careful use of materials and the proposal's contemporary design seeks to create a development which stands on its own merits while providing a necessary relationship to the House for an Art Lover.

The proposed finishing materials are also of a high quality, utilising a palette of materials including white dry-dash render, timber cladding, natural stone and copper cladding for the roof of the new-build Studio Pavilion. In addition, proposals to incorporate large levels of fenestration through a prominent use of glazing and the incorporation of new window openings within the north boundary wall of the Victorian Walled Garden provide additional design features which integrate the new-build elements with the existing structures within the site and the surrounding locale.

In conclusion, the proposal is considered to be of suitable design quality and reflective of its context and relationship with the Victorian Walled Garden and the House for an Art Lover that it satisfies the requirements of Policy DES 1.

## **DES 2 - Sustainable Design and Construction**

Policy DES 2 seeks to ensure that developments are undertaken in a manner that embraces the principles of sustainable design and construction, thereby helping to deliver sustainable development. To achieve this, DES 2 requires that developments should make best use of sustainable design and construction techniques, protect and mitigate any existing biodiversity features, incorporate green features, mitigate against pollution, minimise flood risk and incorporate waste and recycling facilities where appropriate.

The proposal has been brought forward as an exemplar of its type, in terms of quality and responsiveness to the construction of new build development within a public park. At its core, the Studio Pavilion has a low carbon and ecological design strategy, providing a low energy solution while optimising the relationship with, and the opportunities of, a parkland setting in utilising renewable energy techniques. The project has been designed at an early stage to be in line with the principles required to achieve a BREEAM excellent or better energy rating. The design provides a very low energy solution in operation and optimises the relationship with and the opportunities of a parkland setting to provide energy and reduce consumption.

The proposal is therefore considered to meet the requirements of DES 2 as it adequately embraces the principles of sustainable design and construction.

## **DES 4 - Protecting and Enhancing the City's Natural Environment**

The aim of Policy DES 4 is to ensure that all developments have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form and architectural styles, provides shelter, creates local identity and promotes biodiversity.

The proposed buildings will replace the existing sheds and storage facilities on the site, utilised as part of the Parks depot and is therefore seen as a considerable improvement within the park in general. The pavilion will provide a variety of spaces and facilities for artists adding to the theme and aspirations of the 'art park', as well as a café and WC's which are accessible to general public and users of the park. The proposed building does not attempt to reference the Mackintosh designed Art Nouveau building adjacent, but instead attempts to integrate itself with the existing garden structure and outbuildings which predate the House for an Art Lover.

The proposed building adequately relates to the landscape and existing elements of the site. The overall design of the building involves a minimal flat roofed low slung pavilion which sits comfortably between the existing walled garden and sandstone doocot buildings, with public facilities facing up to the House for an Art Lover. The pavilion makes its presence felt by the projection of four light catching rooflights which give the pavilion its identity and attempt to add interest to an otherwise plain expanse of flat roof. The copper shingle clad pyramids rise above the red brick walls of the walled garden indicating the placement of a contemporary addition within the landscape on the other side. The window openings created in the brick wall also add interest and create visual connections between the pavilion and the landscape. A similar relationship is created on the other side with a new external wall of white engineering brick punctuated with openings leading to studio spaces, walled courtyards or straight through to the garden.

The proposed building will sit comfortably within the landscape, and the connection to the walled garden and inclusion of the existing doocot buildings into the design anchor it to the site. The rooflights are the main visual focal points of the building, and highlight the applicant's aspirations for the park to be a hub for art and design. The rooflights allow the pavilion to have a strong presence in the landscape and provide the main focal point of the development within the wider landscape context.

In terms of landscape character, the site in its current use as a Parks depot adds little to the wider identity of the park. The proposals would formalise this area of the park and create a high quality development which utilises both new-build development and the conversion of existing historic structures. Although predominantly hard surfaced, the proposal incorporates two courtyard gardens at the south boundary with the Victorian Walled Garden which will aid in providing welcomed soft landscaping within this area of the site while creating a link to the Walled Garden. Given this, the proposal is considered to enhance the setting and visual impact of the site as well as unifying the urban form and furthering local identity. The proposal therefore complies with Policy DES 4.

## ENV 7 - National, Regional and Local Environmental Designations

Policy ENV 7 seeks to maintain, protect and enhance national, regional and local sites of landscape, cultural or nature conservation importance. Proposals should not have an adverse effect, either directly or indirectly, on the integrity or character of one or more of the natural, or special, features covered by an Environmental Designation. The site is covered by a Site of Special Landscape Importance (SSLI) designation. The associated development guide DG/ENV 4 'Development Affecting Environmental Designations' of City Plan 2 requires that when a site is designated a SSLI that it should be demonstrated how the proposal will enhance the landscape characteristics of the locale.

Given the site's location within the park and the current use of the site as a Parks Depot, the site is not visually representative of the landscape designation, which has been included due to the surrounding landscape environment rather than that of the site itself. The proposals to re-use this site as a mixed-use development, incorporating two small planned gardens would significantly improve the environmental quality of the site and therefore aid in underpinning the environmental designation. Additional consideration has been given to the nature of the proposed development, which seeks to further the operations of the House for an Art Lover by providing 'art in the park' and on this basis the proposal is considered to support the aims of Policy ENV 7 without posing a detrimental impact on the SSLI.

## ENV 8 - Trees, Woodlands and Hedgerows

The aim of Policy ENV 8 is to protect trees, woodlands and hedgerow from inappropriate development. On this basis, the site falls within an area of Council owned land and therefore any trees are afforded protection and where possible should be retained. Within the area of the site as identified within the red line boundary, which includes the redevelopment of the Parks depot and the existing car parking area of the west, there are no trees which will be affected by the proposal. Both Land and Environmental Services and the applicant have confirmed that no trees will be affected as a result of this application. All existing trees on site are to be protected in accordance with *BS: 5837 Trees in Relation to Construction*. This effectively means erecting a physical barrier at or beyond the canopy line of any trees to prevent overrunning of roots or storage of materials over root runs. Given this, it is considered that the proposal complies with Policy ENV 8 subject to safeguarding conditions.

In terms of issue (a), the proposal is generally considered to be in line with the Development Plan.

In respect of (b), with regard to the letter of representation, the grounds may be summarised, with appropriate comment, as follows:

- The proposal to introduce window fenestration into the north boundary wall of the existing Walled Garden shows no respect for the intrinsic character of this area of the site, which relies on providing privacy through its solid massing in order to create an enclosed space.

**Response:** The proposed windows are a main feature of the development proposal as they provide for visual connectivity between the Victorian Walled Garden and the new-build pavilion/courtyard. As well as this, the windows allow a view out of the pavilion, and afford views into the new spaces from the Walled Garden. The connection between the existing and proposed spaces is an important design characteristic and it is considered that the proposed windows are integral to the success of the overall development in this respect.

The submitted objection raises one single specific issue. However, this concern is deemed either to have been resolved by the applicants or are not sufficient to warrant refusing the application. On this basis, it is considered that content of the letter of objection is outweighed by the proposals overall compliance with the Development Plan and there would be no reason to depart therefrom.

In the light of all of the foregoing, it is recommended that planning permission be granted subject to the following conditions.

**CONDITIONS AND REASONS**

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

AE(0)2000;  
AE(0)2001;  
AE(0)2002;  
AE(0)2003;  
AL(0)2001;  
AL(0)2002;  
AL(0)2101;  
AL(0)2102;  
SK(PH)0001;  
SK(PH)0002;  
SK(PH)0003;  
SK(PH)0004;  
SK(PH)0005;  
AE(90)2000;  
AE(90)2001;  
AE(90)2002;  
AL(90)2000;  
AL(90)2001;  
AL(90)2002;  
AL(PH)0001;  
AL(PH)0002;  
AL(PH)0003;  
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AL(PH)0005  
AE(21)2100;  
AE(21)2101;  
AE(21)2102;  
AE(21)2103;  
AE(21)2104;  
AL(21)2100;  
AL(21)2101;  
AL(21)2103;  
AL(21)2104;  
AL(21)2105;  
AL(21)2106;  
AL(21)2107;  
AL(21)2108;

as received 26 July 2011, 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. No window openings additional to those shown on the approved drawings shall be formed without the prior written approval of the planning authority.

**Reason:** To protect the privacy of neighbouring residential properties.

03. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

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

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

05. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of Glasgow City Plan policy TRANS 6 Cycle Parking Standards: locations; minimum levels; safe, sheltered and secure; and in 'sheffield' type racks. Details shall form part of the first application for approval under this planning permission in principle. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

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

06. 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.

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

07. No existing trees on the site shall be lopped, topped, felled or removed without the prior written approval of the planning authority and all existing trees shall be protected to comply with BS 5837 2005, Trees in Relation to Construction. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

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

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

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

09. 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.

10. 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.

11. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

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

12. Before any work on the site is begun, the applicant shall provide full details of Technical Approval from Scottish Water concerning the discharge of any surface water run-off to the Scottish Water Network, this shall be submitted in writing for the agreement of the Planning Authority.

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

13. No works shall take place on site until detailed drawings showing proposals for the collection and discharge of surface water in accordance with SUDS from the development are submitted to and have received the written approval of the Planning Authority.

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

14. Samples of external materials to be used on the proposed development shall be submitted to and approved by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

15. Full details, including samples of all proposed external surfacing/hard landscaping materials shall be submitted to and approved by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

16. Full details of the window apertures at the boundary wall with the Victorian Walled Garden, including detailed specification of the window type, shall be submitted to and approved by the Planning Authority. Written approval shall be obtained prior to the formation of these apertures on site.

**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.

#### **REASONS FOR CONSENT CONTRARY TO DEVELOPMENT PLAN**

01. By reason that the proposed development is contained within the existing Land and Environmental Services Parks Depot it is considered to fall within an area of land currently utilised for operational activity, rather than being that of publically accessible open Green Space as specified within the Development Policy Principle.

**ADVISORY NOTES TO APPLICANT**

01. 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.
02. 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.
03. 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.
04. 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 affect this development.
05. 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.
06. The applicant is reminded of the following requirements of Land and Environmental Services (Roads):
  - (a) Any persons visiting the site must not park any vehicle on the road (carriageway or footway) at the location, without full road signing submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
  - (b) All works must be done in accordance with the New Roads and Street Works Act 1991 and all traffic management proposals must be submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
  - (c) Any maintenance regime for this equipment must comply with 'Safety at Street Works and Road Works' A Code of Practice, issued by the Secretaries for Transport, Scotland and Wales under sections 65 and 124 of the New Roads and Street Works Act 1991, and Chapter 8 of the Traffic Signs Manual.
  - (d) It is the responsibility of the operator/contractor to ascertain whether any permit or permission will be required from the roads authority in order that work on any installation can be carried out from the road.

NB - under the Roads (Scotland) Act 1984, a 'road' may include a carriageway, a footway and/or a footpath (see that Act as amended by the New Roads and Street Works Act 1991 for a full definition of 'road').

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.



for Executive Director of Development and Regeneration Services

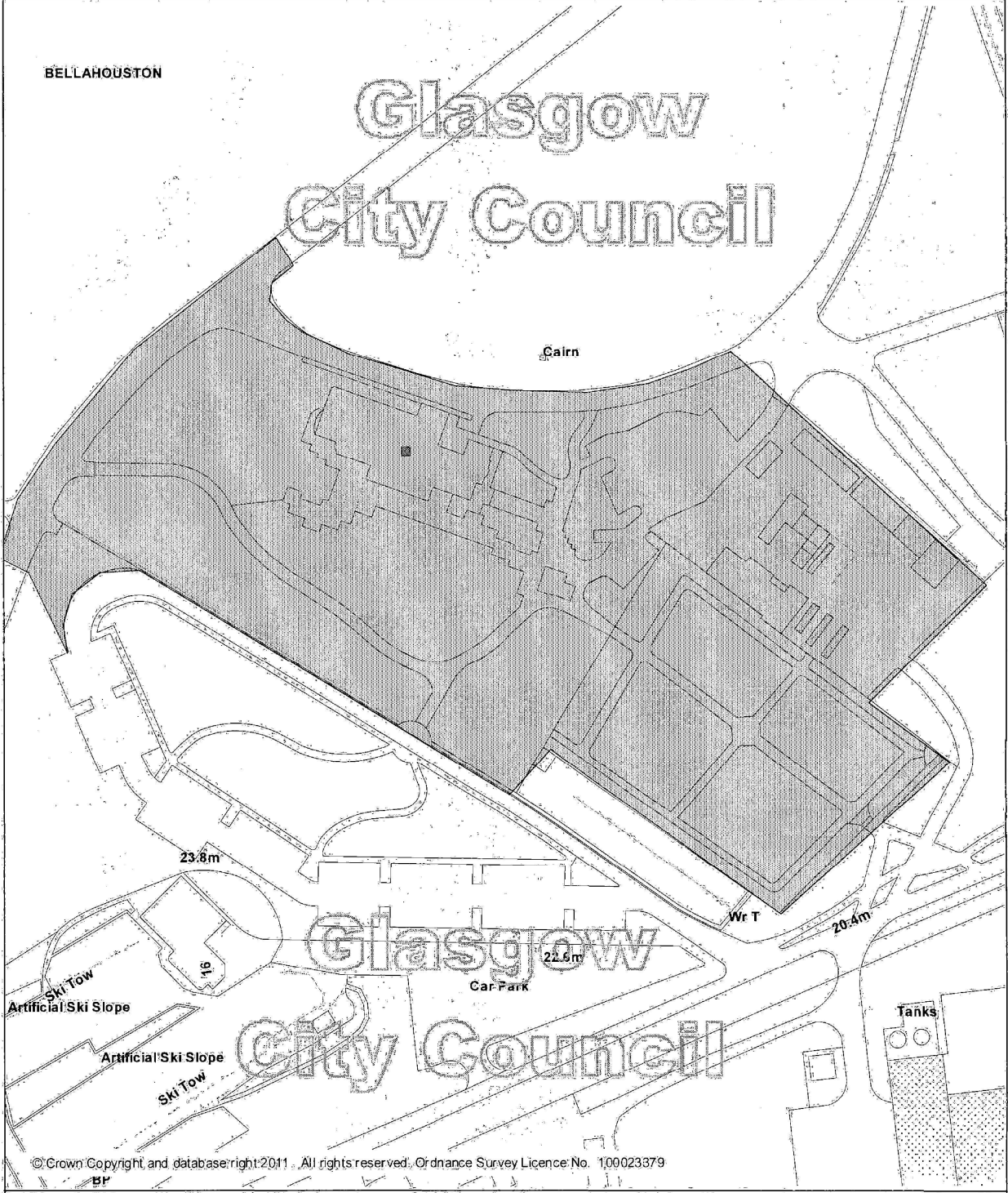
DC/ CPE/T  
21/11/2011

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|---|--|--|
|  | <b>Glasgow City Council</b><br>Development and Regeneration<br>Development Management<br>229 George Street<br>Glasgow G1 1 QU<br><i>Executive Director: Gerry Gormal</i> | Reference No. <b>11/01744/DC</b><br>Address : <b>House for an Art Lover 10 Dumbreck Rd</b>           |
| Scale : 1:1250  | Indicative Site Location   | Ward : <b>05</b>  |



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 Location of Site  
(For details, refer to Report)