

**PLANNING APPLICATIONS COMMITTEE****Report by Executive Director of Development and Regeneration Services****Contact: Mr I Briggs Phone: 0141 287 6051****APPLICATION TYPE** Full Planning Permission**RECOMMENDATION** Grant Subject to Condition(s) and S75

APPLICATION	10/01480/DC	DATE VALID	28.06.2010
SITE ADDRESS	Firhill Stadium 90 Firhill Road Glasgow G20 7AL		
PROPOSAL	Erection of mixed use development comprising provision of spectator provision and 620 sq m (gross) football club facilities (Class 11), 2760 sq m (gross) of Office Space (Class4), 430 sq m (gross) of retail floor space (Class 1), and 79 residential flats with associated access, amenity space and parking.		
APPLICANT	Firhill Development Company Ltd C/o Gerber Landa And Gee 11-12 Newton Terrace Glasgow G3 7PJ	AGENT	ZM Architecture 62 Albion Street GLASGOW G1 1NY
WARD NO(S)	16, Canal	COMMUNITY COUNCIL	02_023, North Kelvin
CONSERVATION AREA	N/A	LISTED	N/A
ADVERT TYPE	Neighbour Notification	PUBLISHED	2 July 2010
CITY PLAN	Residential and Supporting Uses		

REPRESENTATIONS/ CONSULTATIONS

Historic Scotland (Historic Monument)	-	No objection.
British Waterways Board	-	No reply received.
North Kelvin Community Council	-	No reply received.
Scottish Power Energy Networks	-	Holding objection related to alterations on South Drive adjacent to sub-station.
SEPA	-	No objection, subject to conditions.
Scottish Water	-	No objection, subject to conditions.
Environmental Health	-	No objection, subject to conditions.
West of Scotland Archaeology Service	-	No objection.
Strathclyde Police	-	No reply received.

- Partick thistle Supporters Association - Letter of Support
- Neighbouring resident - Letter submitted expressing concerns about the daylighting impact of the development, and the amount of car parking provision.

Because the proposal includes more than 50 dwellings this planning application is classed as a 'Major' development under the Planning (Hierarchy of Developments) (Scotland) Order 2009. The applicant has therefore been required to carry out formal pre-application consultation with the local community. A Proposal of Application Notice was submitted by the applicants to Glasgow City Council on 08 January 2010 (10/00043/DC). After consideration the Council confirmed on 27 January that it had no objections to the applicant's proposed pre-application consultation process.

A Pre-Application Consultation Report has now been submitted with this planning application. It is considered that this report adequately describes the consultation activities which have been undertaken, and explains how the responses received have influenced the proposal.

Two representations have been received in relation to this application. A letter of support has been submitted by Partick Thistle Supporters Association, and an email has been submitted by a neighbouring resident expressing concerns regarding the proposed development. The key points from these representations are summarised and discussed in the Assessment and Conclusions section below.

The proposed development requires to be the subject of advertisement since the proposed building is over 20 metres in height, and the application was advertised in the Evening Times Newspaper on 02 July 2010.

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.
A design and access statement has been submitted with this proposal, and has been considered in the assessment of 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).

It is recommended that any consent be conditional on the submission of an appropriate noise impact assessment demonstrating the impact of the various activities associated with the stadium and the electricity substation. Where mitigation measures are required these shall be submitted to the and approved prior to the occupation of the development.

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

A Section 75 Planning Agreement is proposed in order to secure an ENV 2 contribution of £73,200, and to restrict the tenure of the residential accommodation in Block 1 to that of special needs housing.

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.

Not applicable to this application.

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

Not applicable to this application.

BACKGROUND

Members will be aware that there have been a number of previous planning applications for the former South Stand at Firhill Stadium. Most recently a planning application (reference 06/03338/DC) was presented at the Planning Applications Committee on 19 December 2006, for a development comprising the erection of a 7/8 storey building containing 41 residential flats, and 2,520 sq m of Class 4 office accommodation with three levels of decked parking for the residential and office developments. The Planning Committee determined that planning permission should be granted, subject to conditions and the signing of a Section 69 legal agreement relative to a RES 3 greenspace provision payment of £26,593.

The section 69 agreement has not been signed to date by the applicants, and therefore no permission has been issued. It is understood that the scheme, which involved 100% parking provision within the building, is no longer considered financially viable by the developer.

The key differences between the previous proposal and the current proposal are:

- An increase in the amount of residential accommodation from 41 to 79 flats.
- An increase in the amount of Class 4 office provision from 2,520 square metres to 2,760 square metres.

- The inclusion of a 288 seater spectator stand to the north elevation.
- The provision of 430 sq m of Class 1 retail floor space commercial floorspace.
- The provision of an amenity deck area for the residential flats.
- Breaking up the massing of the proposed building to facilitate a greater number of dual aspect residential flats, and a less monolithic appearance.
- A reduction in the car parking provision.

The applicants for the current application are Firhill Development Company Limited (FDCL). The agent has indicated through supporting information that:

- (a) The extent of the site ownership by FDCL encompasses the development site and the main stand to Firhill Road. Partick Thistle Football Club is a 50% shareholder in FDCL and retains ownership and full control over the balance of the stadium.
- (b) Partick Thistle Football Club will make the existing 80 + space car park to the rear of the Jackie Husband Stand (East Stand) available for the proposed retail and office floor space.

Notwithstanding this commitment, the car parking to the rear of the Jackie Husband Stand is not within the current application site boundary. The use of this car parking area cannot therefore be controlled or conditioned as part of this application.

SITE AND DESCRIPTION

This is a full planning application for a mixed use development on the site of the former south stand at Firhill Stadium. The application site is approximately 0.65 hectares in area and is elevated from Firhill Road. The site includes South Drive, and is surrounded on Firhill Road by a high brick retaining wall and at a higher level by palisade fencing within the site which slopes down to South Drive. The existing ground levels rise approximately 11.4m from Firhill Road in the west to the Canal Basin in the east.

The application site is bounded to the north by Partick Thistle FC football ground. To the south across South Drive lies a large electrical substation and a recent 6-storey housing development fronting onto Firhill Road. To the west across Firhill Road is a 4-storey red sandstone residential tenement block, and across Firpark Street 1980s terraced housing. To the east beyond the access road into the stadium lies the Canal embankment and the Forth and Clyde Canal (Firhill Basin).

The application is within an area designated 'High Accessibility' for public transport, being approximately 150 metres from Maryhill Road (a Quality Bus Corridor), and just over one kilometre from the nearest Underground Station (St Georges Cross).

The proposed development includes a building consisting of three residential blocks above a 1-3-storey podium which accommodates recycling and refuse storage facilities, and lift and stair access to the residential flats above. The podium also accommodates 2760 square metres (gross) of Office space (Class 4), 430 square metres (gross) of retail floorspace (Class 1) and 620 square metres (gross) of Partick Thistle Football Club Facilities (Class 11). The podium roof provides an amenity deck for the residential flats. The proposal also includes a 288 seater spectator stand to the north elevation of the podium, thus restoring a four-sided stadium.

A total of 79 Residential Flats are proposed, comprising of 36 one bedroom flats and 43 two bedroom flats. Details of the proposed accommodation are set out below:

Block 1

Westmost block, sited on the corner of Firhill Road and South Drive. Six storeys (approximately 21 metres) in height. Retail floor space (Class 1) to ground floor, with 21 one bedroom flats above. Access to the residential flats is from Firhill Road. The agent has described the Block 1 residential accommodation as 'Special Needs Housing'. Queens Cross Housing Association has identified the requirement for supported accommodation to replace the existing homeless project of CHYP House (Council for Homeless Young People) in Wilton Street. The residents would be living semi-independently but with 24-hour on-site staff support in terms of their housing needs as they adapt to an independent lifestyle.

Due to the total lack of car ownership within the supported accommodation user group the developer proposes to allocate no car parking for the Block 1 residential accommodation. However, planning permission would not be required to subsequently convert this accommodation to mainstream residential use. In such a scenario 0% car parking would be unacceptable because it would result in overspill parking issues. The developer has agreed to enter into a Section 75 legal agreement to restrict the future use of the residential flats to special needs supported accommodation.

Block 2

Central block, fronting on to South Drive. Eight storeys (approximately 28 metres) in height. Commercial and Stadium floor space to first two floors (podium), with 6 one bedroom flats and 18 two bedroom flats above. Access to the residential flats is from South Drive.

Block 3

Eastmost block, fronting onto South Drive and the Forth and Clyde Canal. Ten storeys (approximately 33.4 metres) in height (the ground floor in this block is effectively double height). Commercial floorspace to ground floor, with 9 one bedroom flats and 25 two bedroom flats above. Access to the residential flats is from South Drive.

The proposal also includes a 288 seater spectator stand to the north elevation, which would restore a four-sided stadium. It is also proposed to create 40 off-street parking spaces to the south side of South Drive. The building line on Firhill Road is circa 700mm behind the line of the existing red brick wall. On South Drive the new building line is defined and determined by the required road, footpaths, parking bays and turning head dimensions as well as the building depth on the commercial and residential floors. The result is that South Drive is approximately twice the width of the existing road.

Proposed external materials are facing brick, rain screen cladding system (feature panels), exposed concrete columns at ground floor level, and aluminium clad composite windows. An appropriate condition is attached requiring that full details of the use of all materials be approved prior to their use on site.

POLICIES

Policy Principle DEV 2 - Residential and Supporting Uses

- RES 1 - Residential Density
- RES 2 - Residential Layouts
- RES 12 - Non Residential Development within Residential Areas

- IB 4 - Office and Business Class Development

- DES 1 - Development Design Principles
- DES 5 - Development and Design Guidance for the River Clyde and Forth and Clyde Canal Corridors
- DES 12 - Provision of Waste and Recycling Space

- SC 7 - Protection and Promotion of Local Shopping Centres and Local Shops.

- TRANS 4 - Vehicle Parking Standards
- TRANS 6 - Cycle Parking Standards

- ENV2 - Open Space and Public Realm Provision
ENV 4 - Sustainable Urban Drainage Systems

The application site is also included in the Forth and Clyde Canal Local Development Strategy 2007, which is a material consideration.

ASSESSMENT AND CONCLUSIONS

The application site is situated within a DEV 2 'Residential and Supporting Uses' Policy Principle Area. DEV 2 states:-

"The areas designated 'Residential and Supporting Uses' include the City's main housing districts. In addition to housing, they incorporate a wide range of supporting facilities such as schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities and areas of green/open space.

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."

This proposed mixed use scheme is considered compatible with the residential policy principle, subject to detailed consideration against the relevant City Plan policies.

RES 1 - Residential Density

The acceptable density of development varies according to location, context and setting, as well as the scale, massing and detailed design of the proposal.

The application site is within the Inner Urban Area, and is in an area designated as High Accessibility for public transport. The development proposal has a density of approximately 120 dwellings per hectare (DPH), which is considered appropriate with reference to the general standards for residential density contained in RES 1. The detailed design of the proposal is considered below.

RES 2 - Residential Layouts

RES 2 contains general standards for residential flatted development. The site is impractical for the provision of traditional backcourt garden space for the flats. However, a private amenity deck is proposed on the roof of the podium. The proposal is considered to generally comply with RES 2 insofar as:

- The building respects the existing building line on Firhill Road and creates an acceptable new building line on South Drive.
- Most flats benefit from dual aspects, and the single aspect flats in Block 1 are adequately compensated by generous accommodation.
- Window-Window privacy distances are acceptable both within the development, and with respect to nearby residential development on Firhill Road.
- Communal private amenity space is provided in the form of an amenity deck. While no specific provision has been detailed for outside clothes drying it is considered that this requirement can be accommodated on the amenity deck. A suitable condition has been attached requiring further details of the proposed functions and layout of the amenity deck.

IB4 - Office and Business Class Development

IB4 states that Class 4 proposals greater than 1,000 sq m will be encouraged to locate in the City Centre, Tier 2 Town Centres and areas designated DEV 3: Industry and Business. Outwith these areas, should only be considered where:

- (i) they are associated with the expansion or rationalisation of an existing business;
- (ii) they are associated with the attraction of an incoming business to the City;
- (iii) they form part of a masterplan or local development strategy, approved by the Council; or
- (iv) the applicant has demonstrated that there are no sequentially preferable sites or buildings available, or likely to become available within a reasonable period of time, within or on the edge of the City Centre, Tier 2 Town Centre or site covered by Development Policy Principle designation DEV 3.

The proposed Class 4 Office floor space (2760 sq m) is speculative, and does not meet these criteria. Nevertheless the provision is only slightly greater than the 2,520 sq m of office space in the scheme previously approved (application 06/03338/DC). The proposal complies with IB4 insofar as the proposed plot ratio is acceptable for the Inner Urban Area, and the site is within a high accessibility area for public transport.

RES 12 - Non Residential Development within Residential Areas

The proposed mixed use development includes Class 1 (Retail), Class 4 (Office) and Class 11 (Stadium) uses. Permission will not normally be granted for uses that would generate unacceptable levels of traffic, noise, vibration, and emissions (particularly outside normal working hours) or which propose the storage of hazardous materials. Given the specific location of the site it is considered that the proposed uses are compatible with the site's residential designation, subject to conditions controlling hours of operation, noise and light pollution.

DES 1 - Development Design Principles

DES 5 - Development and Design Guidance for the River Clyde and Forth and Clyde Canal Corridors

These policies contain design guidance for new development.

The division of the building into three separate residential blocks above a commercial podium works well in terms of the scale and massing of the building and the topography of the site. It also maximises opportunities for aspect and well-planned accommodation. The outlook to the north [pitch side] has been restricted through the use of 'pop-out' fenestration to blocks 2 and 3. This is a result of Partick Thistle's requirement to restrict views of the pitch on match days. An amended proposal for the north elevation of the building has been submitted by the agent, which has introduced further fenestration to the north elevation, and changes the finishing materials to predominantly facing brick with some metal cladding. This design is considered to achieve a good articulation of the north elevation.

With respect to the public realm, further details of the proposed design and materials of the hard and soft landscaping to South Drive should be submitted for formal written approval prior to works commencing on site.

On balance the proposal is considered to be acceptable within the design guidance contained in DES 1 and DES 5.

DES 12 - Provision of Waste and Recycling Space

Each of the cores incorporate internal storage arrangements for storage of domestic refuse and commercial refuse. Cleansing has confirmed that the overall design proposals for storage of waste are acceptable.

SC7 - Protection and Promotion of Local Shopping Centres and Local Shops.

Policy SC7 supports the provision of local shopping opportunities outside of town centre, subject to the restriction that they normally not include units exceeding 400 sq m gross. At 430 sq m the proposed Class 1 retail unit marginally exceeds this threshold, but is not considered unacceptable on this basis.

TRANS 4 - Vehicle Parking Standards

The upgrade of "South Drive" to an adoptable road standard has been proposed, which will provide appropriate public access to the flats and commercial units. The new road will provide improved spectator access to the Jackie Husband stand. Whilst residents' access to their parking spaces may be restricted in the lead up to and after a match, it is envisaged that this will have a limited impact and could be suitably managed by the Police /

club stewards. The existing footway along the Firhill Road frontage shall be maintained at its current width and suitably resurfaced / reinstated following construction & prior to occupation of the flats / commercial floorspace.

Three residential blocks are proposed with varying forms of tenure and number of flats. The first block fronting onto Firhill Road will comprise 21 supported accommodation flats managed by Queens Cross Housing Association. Due to the supported nature of the accommodation and profile of future residents, no car parking has been proposed for this block. This is considered acceptable, subject to these flats not being let or sold in the future for mainstream use. It is recommended that any decision to grant planning permission be dependent on the applicants entering into a suitable Section 75 agreement.

There are 58 other flats on site, and 40 car parking spaces, equating to 69% parking provision and not the preferred 100% (i.e. one allocated off-road space per flat) provision of Policy TRANS 4 of the Glasgow City Plan. However, the physical extent of the site limits the amount of off-street parking, and the site is in a high accessibility area.

The second block in the centre of the site is proposed to comprise of 24 flats which may be for mainstream letting by Queens Cross Housing Association. 17 car parking spaces have been proposed in off-road parking spaces to the west of the upgraded "South Drive", which equates to a parking provision of 71%. It is recommended that the 17 spaces are allocated to 17 specific flats on the basis of need by the Housing Association with the remaining 7 flats let as "car-free". The third block at the northern end of the site will comprise of 34 flats for private ownership. 23 spaces are allocated to these flats which equates to a 68% parking provision. It is recommended that the 23 spaces are allocated to 23 of the 2-bed flats with the remaining 2 x 2 -bed & 9 x 1-bed flats marketed as "car free". It is recommended that should the decision be taken to grant this application a suitable advisory note be attached advising of this arrangement. An advisory note is also recommended to advise that future residents will not be eligible to purchase a resident's on-road parking permit, should these be introduced in the future in line with Council policy. Given the risk of office employees and others parking in the residents' off-road parking spaces, the use of demountable bollards will be required to protect them.

There is no parking provision proposed on site for the commercial floor space. The applicants for the current application are Firhill Development Company Limited (FDCL). The agent has indicated through supporting information that:

- (c) The extent of the site ownership by FDCL encompasses the development site and the main stand to Firhill Road. Partick Thistle Football Club is a 50% shareholder in FDCL and retains ownership and full control over the balance of the stadium.
- (d) Partick Thistle Football Club will make the existing 80 + space car park to the rear of the Jackie Husband Stand (East Stand) available for the proposed commercial floor area.

Notwithstanding this commitment, the car parking to the rear of the Jackie Husband Stand is not within the current application site boundary. The use of this car parking area cannot therefore be controlled or conditioned as part of this application. There is no minimum parking standard for commercial developments. Nevertheless, to minimise the likely risk of overspill car parking onto the surrounding public roads, it is recommended that a condition be attached requiring the submission of a Travel Plan that promotes and encourages sustainable forms of travel to the site for the Class 4 and Class 1 floorspace.

TRANS 6 - Cycle Parking Standards

106 cycle spaces are proposed within the application site, for the use of residents and employees. However, the location and apparent lack of shelter for some of the spaces shown in the application drawings does not make them particularly attractive for use (especially that of long term storage by residents). In line with Policy TRANS 6 of the Glasgow City Plan, the cycle parking spaces should be secure and sheltered. For this reason it is recommended that the cycle parking areas shown on the Firhill Road frontage and to the rear of parking spaces 06-12 be deleted. It is further recommended that the cycle parking to the rear of parking spaces 22-24 be allocated to residents' use and made enclosed to provide greater security / better long term storage, with the sheltered cycle parking spaces alongside the building and the area opposite parking spaces 36-40 assigned to general public / employee use. This would result in a total of 71 cycle parking spaces. Although this is below the guideline provision in TRANS 6, it is considered an acceptable level of provision for the proposed development.

ENV2 - Open Space and Public Realm Provision

New residential development is required to provide access to good quality recreational open space. This proposal includes an amenity decked area with associated landscape features which will be communally available to all the residents of the development. This space has the potential to meet the requirement of 488 square metres for amenity space provision in full, subject to detailed design and the incorporation of appropriate amenity features. A suitable condition requiring further details of the proposed amenity deck is attached.

There is however no on-site provision for children's play, allotments/community gardens or outdoor sport. It is considered that a financial contribution of £73,200 is required to meet these requirements, and should be secured through a Section 75 legal agreement.

ENV 4 - Sustainable Urban Drainage Systems

All development proposals are required to make satisfactory provision for sustainable drainage systems. Details have been submitted of storm-cell attenuation within the building footprint. It is recommended that, should this application be approved, a condition be attached requiring that full details of appropriate SUDS provision be submitted.

Forth and Clyde Canal Local Development Strategy (LDS) 2007

The application site is also included in the Forth and Clyde Canal Local Development Strategy (LDS) 2007, which is a material consideration in assessing this application, and contains design guidance. The LDS states that at key points along the Canal, there are situations where development could break the skyline of the neighbourhood and act as navigational points to both water based and pedestrian traffic along the Canal. The proposed development is sited adjacent to a bend in the canal, leading into Firhill Basin. The proposed development would also be visible from adjoining neighbourhoods and from the City Centre, and would indicate the location of the canal, and of Firhill Basin in particular.

Consultations are detailed on page one and two. However, the following require further explication.

Environmental Protection Services (Environmental Health) advise that they have no objections subject to conditions relating to light pollution, noise from completed development mechanical and air conditioning plant to be isolated from building, ground contamination, provision for refuse facilities, noise impact assessment with special consideration of noise of a tonal nature from electrical substations and associated apparatus, and of the stadium uses.

Scottish Power Networks has lodged a formal objection on the grounds that the proposed development may interfere with the operational equipment of Scottish Power distribution namely underground distribution cables. They advise that this should be regarded as a holding objection until the possible effects the development may have on underground cables are demonstrated.

SEPA objects to the proposal unless a planning condition is attached to any consent requiring the discharge of surface water to the water environment to be in accordance with the principles of the SUDS Manual (C697) published by CIRIA.

Scottish Water makes no objection to the proposal. Scottish Water advises that a totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

The applicant advises that discharge rates to the local combined sewer will be reduced by attenuating surface water flows from the development to a level agreed with Scottish Water. Runoff from roofs will be attenuated using storage provided within the footprint of the building. Runoff from the road will be attenuated using precast concrete culverts or oversized pipes under South Drive. Permeable paving will be used for parking areas, and rainwater harvesting will be used to reduce surface water discharge rates, where appropriate. It is recommended that, should this application be approved, a condition be attached requiring that full details of appropriate SUDS provision be submitted.

A letter of support has been submitted by 'The Jags Trust' Partick Thistle Supporters Association. The reasons for support are summarised below:

- The development supports the Glasgow City Council Local Development Strategy for the Forth and Clyde Canal.
- The development reinforces the strategy in relation to the development of the Garscube Road area by further linking the stadium to the modern housing down Firhill Road and at the junction of Garscube Road and Hinshaw Street.
- The development provides a context for leisure development of the Firhill Basin area by improving the access around the southern edge of the stadium.
- The development is compliant with City Plan policy DES 5 relating to the Forth and Clyde Canal, particularly with regard to the removal of barriers to access the canal and in contributing to the quality of development along the canal corridor.
- The development of the environs of the football stadium cements the football club in the local community with the ongoing economic contribution that is made to surrounding local businesses.

An email has been submitted by a local resident expressing concerns about the proposal. The key issues are set out below, with an appropriate comment:

- Concern of how the development will affect the natural light coming into my property through my windows which face on to South Street.

Comment: The proposed development is sited approximately 21 metres to the north of the existing 6-storey housing on the corner of Firhill Road and South Drive. The proposed development will not have a detrimental impact on the daylight received by neighbouring properties which would warrant refusal of this application.

- Concern regarding parking. Plans have been made for private parking bays but what plans are there for visitors to the residential properties and parking for the commercial properties? Already during the week Firhill Road is lined with cars along one side of the road, making it difficult for two-way traffic.

Comment: The application is within an area designated 'High Accessibility' for public transport, being approximately 150 metres from Maryhill Road (a Quality Bus Corridor), and just over one kilometre from the nearest Underground Station (St Georges Cross). There is no provision for visitor car parking in the development. The applicant has stated that Partick Thistle Football Club will make the existing 80 + space car park to the rear of the Jackie Husband Stand (East Stand) available for the proposed commercial floor area. Nevertheless, this cannot be controlled with this planning application, as the aforementioned car park is outwith the application site boundary.

It is considered that the proposed development would contribute to the ongoing regeneration of the area, and incorporate adequate associated amenity. It is accordingly recommended that planning permission be granted, subject to conditions and the applicant entering into a Section 75 Agreement relating to an ENV 2 contribution of £73,200 and restricting the tenure of the residential flats in Block 1 to special needs housing.

CONDITIONS AND REASONS

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

AE(0)30001 'Location Plan'
 AL(0)01-100 REV E 'Ground Floor Plan As Proposed'
 AL(0)02-100 REV F 'First Floor Plan As Proposed'
 AL(0)03-100 REV D 'Second Floor Plan As Proposed'
 AL(0)04-100 REV D 'Third Floor Plan As Proposed'
 AL(0)05-100 REV D 'Fourth Floor Plan As Proposed'
 AL(0)06-100 REV A 'Fifth Floor Plan As Proposed'
 AL(0)07-100 REV A 'Sixth Floor Plan As Proposed'
 AL(0)08-100 REV A 'Seventh Floor Plan As Proposed'

AL(0)09-100 REV A 'Eighth Floor Plan As Proposed'
 AL(0)10-100 REV A 'Ninth Floor Plan As Proposed'
 AL(0)11-100 REV A 'Tenth Floor Plan As Proposed'
 AL(0)-41 REV C 'Eleventh Floor Plan As Proposed'
 AL(0)13-100 REV A 'Roof Plan As Proposed'
 AL(21)3000 REV A 'North And South Elevation As Proposed'
 AL(21)3001 'East/West Elevation Block 3 As Proposed'
 AL(21)3002 'East/West Elevation Block 1 As Proposed'
 AL(21)3003 REV A 'East/West Elevation Block 2 As Proposed'
 AL(21)3004 REV A 'East/West Section / North Elevation As Proposed'
 AL(9)02 REV A 'Access Road And Parking'
 AL(9)1000 REV A 'Amenity Deck'
 209069/103 REV P3 'Drainage Layout'

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 development commences on site, the applicant shall submit a Noise Impact Assessment (Acoustic Consultants Report) for the approval of the planning authority. This report shall be carried out by a method agreed with the planning authority, and shall demonstrate the impact of the various activities associated with the stadium on the proposed development, as well as noise of a tonal nature from the nearby electrical substation and associated apparatus. Where this survey predicts an adverse impact on the proposed development, details of mitigation measures shall be specified in the survey report. These mitigation measures will be subject to prior approval by the Planning Authority and shall be completed prior to the occupation of the development hereby approved.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

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

05. Before any work on the site is begun the applicant shall submit detailed and accurate drawings of the proposed levels on site which demonstrate that the levels on the roads and footpaths adjacent to the development ensure that, in the event of flooding, overland water flows will be routed away from the development. Details of any proposed surface water drainage or any other matters relating to flooding issues associated with any watercourses and the proposed development shall be submitted to the Planning Authority for comment.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

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

06. Before any work on the site is begun, details of a suitable sustainable drainage system (SUDS) for the

development shall be submitted for formal written approval. This SUDS system shall be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 2nd edition 2007, and shall incorporate a green roof to the amenity deck, permeable paving to the car parking areas where appropriate, and details of rainwater harvesting.

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

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

07. External materials shall be facing brick, render, rain screen cladding system (feature panels), polished concrete and powder coated aluminium windows and rainwater goods. Before development commences on site full details of the use of all external materials shall be submitted to and approved by the Planning Authority. Samples shall be submitted to and approved by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

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

08. Each private car parking space shall be allocated to a particular individual residential flat, and shall be protected by a demountable lockable bollard. All other flats in the development shall be designated and marketed as 'car free'. Details of these arrangements shall be submitted for the approval of the Planning Authority prior to commencement of works on site.

Reason: In order to safeguard residential amenity.

09. Safe, secure and sheltered cycle parking facilities shall be provided in accordance with the requirements of Policy TRANS 6 of the City Plan. A revised scheme shall be submitted to and approved by the Planning Authority before any work is begun on site. This scheme shall delete the cycle parking spaces on the Firhill Road frontage, and the spaces in the area to the rear of car parking spaces 06-12. The cycle parking to the rear of parking spaces 22-24 shall be allocated for the use of residents, and shall be made enclosed to provide greater security and better long term storage.

Reason: In order to encourage sustainable travel patterns.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

10. A travel plan for staff and customers of the office and retail facilities shall be prepared in accordance with Glasgow City Plan 2 development guide DG/TRANS 2 Travel Plans and shall be submitted to the Planning Authority for written approval prior to the occupation of the office and retail floor space. The travel plan shall include the physical/infrastructure facilities to be provided by the developer (e.g. showering and changing facilities, public transport facilities), the mode share target/traffic cap and the monitoring/reporting/correction procedures.

Reason: In order to encourage sustainable travel patterns.

11. The development (with the exception of the spectator stand) as hereby approved shall be completed in one single phase. The amenity deck and all associated landscaping shall be fully completed and accessible before any residential flat in the development is occupied.

Reason: In order to maintain proper control of this development.

Reason: In order to protect the amenity of future residents and the surrounding area. As the amenity deck is required to provide an appropriate level of amenity to the residential component of this development.

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

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

13. On receipt of written approval the landscaping proposals including planting, seeding, turfing and hard landscaping shall be completed by the end of the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is sooner. All landscaping shall be maintained in the approved form.

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

14. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Planning Authority gives written consent to any variation.

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

15. Before any work on the site is begun, a maintenance schedule for the whole development including residential flats, office and retail space, car parking and amenity deck, 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.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

16. Before any work on the site is begun an amended proposal for the proposed communal amenity deck shall be submitted to and approved by the Planning Authority. This amenity deck proposal shall incorporate the following features: outdoor drying facilities, seating areas, soft planting and a green roof system.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

17. The use of the office and retail accommodation is restricted to 0800 hrs to 2000 hrs daily.

Reason: In order to safeguard residential amenity.

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 Canal is a Scheduled Ancient Monument and advice should be sought from Historic Scotland concerning requirement, if any, for scheduled Ancient Monument Consent.
02. It is recommended that the applicant should consult with Land Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.
03. 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.

04. It is recommended that the applicant should consult with Environmental Protection Services (Environmental Health) concerning this proposal in respect of legislation administered by that Department which is likely to affect this development.
05. It is recommended that the applicant should consult with the Coal Authority concerning this proposal because of the possibility of disused mine workings under the site.
06. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally flocked during the summer months. Glasgow City Council has adopted the Swift Species Action Plan, which is part of the Local Biodiversity Action Plan. Glasgow City Council is a partner with Concern for Swifts (Scotland) in the implementation of the action plan. You are therefore advised to Contact Concern for Swifts (Scotland) to discuss provisions for swifts within the development. Contact them at Concern for Swifts (Scotland), 287 Onslow Drive, Dennistoun, Glasgow G31 2QG. Tel: 0141-554-8262. E-mail: swiftscot@yahoo.co.uk
07. 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.
08. 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.
09. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
10. This development is of a class specified in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (development which may have a wider amenity impact) or is a national development or a major development. A person(s), company or body carrying out such a development must, until the development is completed, display a prescribed notice in a prominent place at or in the vicinity of the site of the development. The notice must be readily visible to the public and printed on durable material. The form of notice is attached to this decision notice and is also available on the Council's website at:-

http://www.glasgow.gov.uk/en/Business/Planning_Development/DevelopmentControl/Planningapplications/
11. The developer should advise each prospective purchaser that residents will not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
12. Measures to maintain road drainage should be identified and agreed with Land and Environmental Services (Roads) before any work begins on site.
13. Measures to maintain street lighting levels should be identified before any work begins on site. Street lighting levels should be agreed with Land and Environmental Services (Roads), and be in place and operational before any of the dwellings are occupied.
14. South Drive should be upgraded and constructed in accordance with the Glasgow City Council Roads Development Guide. Details to be submitted and approved by Land and Environment Services (Roads)

prior to commencement of works etc with a priority junction from Firhill Road and vehicular accesses from South Drive (new road) to be taken via dropped kerb footway crossings.

ADVISORY NOTES TO COUNCIL

01. This proposal requires that docketed plans should accompany the decision notice in the case of this application.
02. The completion of a satisfactory Agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 is a pre-requisite to the issue of planning permission by the planning authority. Please consult the planning authority regarding the detailed terms of the Agreement. (NOTS75)

for Executive Director of Development and Regeneration Services

DC/ IAB/t
01/12/2010

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Glasgow City Council

Development and Regeneration
Development Management
229 George Street
Glasgow G1 1 QU
Executive Director: Gerry Gormal

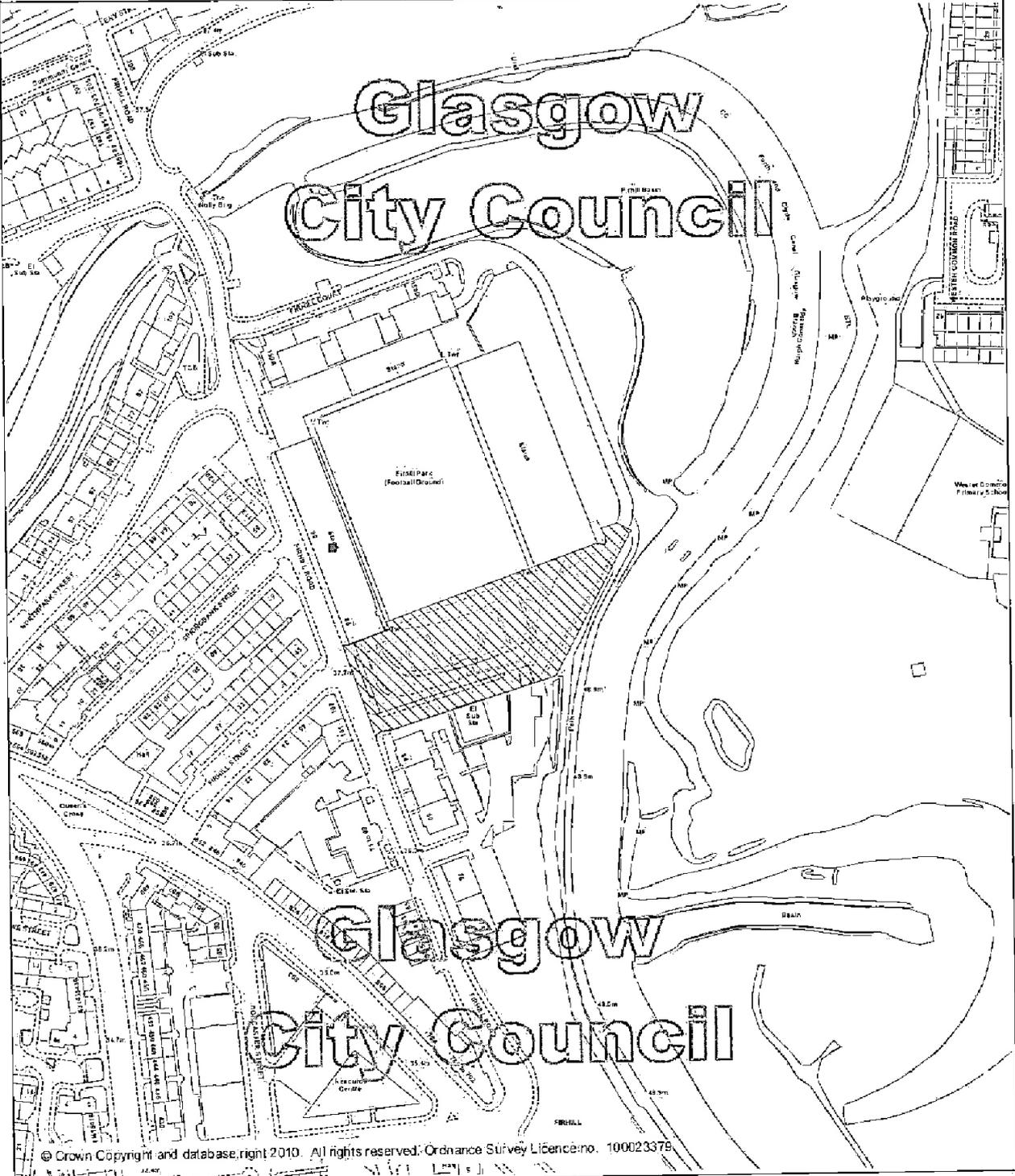
Reference No. **10/01480/DC**

Address: **90 Firhill Road**

Scale: 1:2500

Indicative Site Location

Ward: **16**



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Location of Site
(For details, refer to Report)