



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Daryth Irving Phone: 0141 287 8677

Item 2

4th December 2018

APPLICATION TYPE	Full Planning Permission & Section 69		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	18/02554/FUL	DATE VALID	28.08.2018
SITE ADDRESS	15 Kent Road Glasgow G3 7EH		
PROPOSAL	Erection of residential development (20 units) with associated parking and amenity space		
APPLICANT	Kelvin Properties 50 Victoria Crescent Road GLASGOW G12 9DE	AGENT	Matt Heaney 89 Minerva Street GLASGOW G3 8LE
WARD NO(S)	10, Anderston/City/Yorkhill	COMMUNITY COUNCIL LISTED	02_031, Anderston
CONSERVATION AREA			
ADVERT TYPE	Bad Neighbour Development	PUBLISHED	7 September 2018
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

Land and Environmental Services (Environmental Health) – No response received
Land and Environmental Services (Waste & Recycling) – No objection
Scottish Water – No objection

A total of 7 written representations have been received to the application, of which 6 object to the proposed development and 1 is in support of it. The main grounds of objection can be summarised as follows:

- Increased traffic impact on Cleveland Lane;
- Illegal parking on Cleveland Lane;
- Height of the proposed building would result in a loss of daylight, sunlight and privacy;
- The proposed development would result in an increase in noise and anti-social behaviour;
- The proposed development would result in the loss of private views.

The grounds of support are that the factor for the residential development to the east will assist the applicant in ensuring there will be little or no disruption with access/egress to Cleveland Lane.

SITE AND DESCRIPTION

This application relates to a large pitched roof former church building which has more recently been operated as an Indian restaurant located on the south side of Kent Road. The building is currently vacant and in a state of disrepair.

The site is bounded to the east by Cleveland Lane with a modern 8-storey building beyond comprising of a Tesco at ground level with residential flats above. To the west is a traditional 4-storey tenement building which has a public house occupying the ground floor and to the south is a private car park. The Mitchell Library is opposite the application site on the north side of Kent Road. The surrounding area is characterised by residential buildings which are a mix of traditional tenements and more modern residential buildings.

Planning permission is sought for the erection on the site of a predominantly 7-storey residential flatted building with a smaller 4-storey element on its west side, and associated car parking. The proposed flatted building would be finished in a mix of buff coloured facing brick and dark grey cladding. At ground floor level within the building, as well as 2 flats, would be a cycle storage area, a general storage area, a bin store and a car parking area with off-street parking for 4 cars which would be accessed directly from Cleveland Lane. A first floor outdoor south facing amenity deck would be provided so future residents would have access to outdoor amenity space. The proposed flatted building would contain a total of 20 flats, 17 of which would contain 1 bedroom and 3 would contain 2 bedrooms.

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

A Design Statement has been submitted.

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)

Reports submitted include: Desk Stop Study, Drainage Strategy Report and a Statement on Energy.

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

A Section 69 legal agreement is required to be entered into between the developer and the Council to secure a financial contribution of £7,600 to satisfy the requirements of Supplementary Guidance IPG12 due to a shortfall in the provision of amenity open space, allotments, children's play and outdoor sport provision.

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

POLICIES

The City Development Plan consists of high level policies with statutory Supplementary Guidance providing further information or detail in respect of the policies. Some Supplementary Guidance is still under preparation and these items are considered as Interim Policy Guidance.

The following policies are relevant to the determination of this application:

CDP 1 The Placemaking Principle
 CDP 2 Sustainable Spatial Strategy
 CDP 5 Resource Management
 CDP 8 Water Environment
 CDP 11 Sustainable Transport
 CDP 12 Delivering Development

Relevant Supplementary Guidance (including Interim Policy Guidance):

SG1 Placemaking
 SG 5 Resource Management
 SG 8 Water Environment
 SG 11 Sustainable Transport
 IPG 12 Delivering Development

The City Development Plan contains two overarching policies: CDP 1: The Placemaking Principle and CDP 2: Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more detail on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

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 issues to be taken into account in the determination of this application are:

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

In respect of (i), the Development Plan comprises the Glasgow and Clyde Valley Strategic Development Plan 2017 and the Glasgow City Development Plan. There are no specific policies of relevance to the application proposal in the Strategic Development Plan.

CDP1 The Placemaking Principle and SG 1 Placemaking

Policy CDP 1 requires a holistic, design-led approach to development to achieve the City Development Plan's key aim of creating and maintaining a successful, high quality, healthy place.

SG 1 Part 1 sets the context and approach to placemaking established in CDP 1. It notes that the City Development Plan seeks to move away from the traditional land use based approach of previous local plans: placemaking principles should inform all development. It identifies six qualities of place: character and identity, successful open space, legibility and safety, ease of movement, vibrancy and diversity, adaptability and sustainability which are supported by a series of placemaking principles to guide development proposals.

New development should not have an undue adverse impact on the amenity of adjacent land or property but should relate and respond to its surroundings. It should have a high quality contemporary design and sympathetic palette of materials. It should help to reinforce the legibility of local areas by responding to local features and characteristics and reflecting a clear understanding of neighbouring urban forms.

New development should be well connected, prioritise active travel and impact positively on quality of life. It should demonstrate the highest standards of sustainable design and construction and be able to respond and adapt positively to changing circumstances. Housing, leisure facilities and places to work and meet should be well-connected and form identifiable, walkable mixed neighbourhoods that provide a variety of experiences and opportunities.

SG 1 Part 2 provides detailed assessment criteria for development. In particular, it has guidance for residential density and layouts, building materials, waste and recycling storage and energy efficient buildings.

Design and Materials

The basic form and geometry of the proposed development takes reference from the clear grid pattern of its surrounding context. Originally this area was mainly occupied by sandstone tenements, although over time it has accumulated a variety of building typologies such as the Mitchell Library and the modern flatted development on the corner of Kent Road and North Street to the east. Although the area has undergone some degree of change, the remnants of the urban grid has by-in-large been retained. The proposed form of the development intends to continue this urban planning approach.

The proposal is intended to be seen as two volumes, the main element being a 7-storey block adjacent to Cleveland Lane. The scale of this block takes reference from the Mitchell Library extension opposite, and the 8-storey flatted development immediately to the east of the site. The second, smaller 4-storey block is intended to act as a transition between the proposed larger volume and the adjacent tenement immediately west of the site. In this regard the scale of the proposed flatted development takes cognisance of the differing heights of the neighbouring buildings to the east and west by responding to and mediating the impact on the adjacent tenement block to the west of the site, which is smaller in scale to the other buildings in the immediate area. In doing this, a stepped roof line from west to east along Kent Road would be created, stepping up to emphasise the prominence of the corner building on North Street to the east. This design approach achieves a sympathetic visual transition between the buildings on the south side of Kent Road on approach to the motorway.

The proposal also intends to relate to the urban grid in plan form. There is currently a large set back on Kent Road between the street building line of the flatted development to the east of the site, and the existing building on the site, some 3.5m. It is proposed to pull the building line of the larger part of the building forward by some 1.5m in an attempt to soften the step between the buildings to the east and west of the development.

The fenestration of the proposed building incorporates a simple proportional grid system as a reference to the neighbouring tenement buildings giving a contemporary take on their architectural form. It also includes a double height base course which helps relate the scale of the design of the building at street level with neighbouring buildings to the west. A combination of anthracite grey fibre cement cladding panels and floor to ceiling glazing is to be used within the infills to further express the grid, and will give depth and relief to the facade. Windows would have a vertical emphasis and upper floors on the front elevation of the building would be recessed to provide outdoor terraces.

It is proposed to use a limited palette of materials comprising mainly of buff facing brick to match the colouring of the blonde sandstone of neighbouring tenement buildings, and also incorporating elements of dark grey cladding.

Given the constrained nature of the site it is proposed to provide communal amenity space in the form of a landscaped first floor amenity deck which would be south facing and communally accessible. Also proposed is the provision of outdoor terraces and balconies to serve some of the residential properties.

The layout, design, scale and massing of the proposed building takes account of the site's context and setting and will contribute to a high quality environment with a positive sense of place, integrating successfully within the built context of the area.

Density

The application site is located within the Inner Urban Area with a High Accessibility to public transport. Areas designated as such can support developments of a higher density where justified against a set of General Principles set out within SG1. These General Principles are; location, context and setting, the scale and massing of adjacent buildings, and public transport accessibilities and active travel opportunities.

Having regard to the site's high accessibility to public transport with opportunities for active travel, to the scale and massing of surrounding tenements and to the townscape context of the development, the proposed density is consistent with the General Principles of SG1.

Aspect and privacy

Eleven flats would have single aspect to the north, however of these eleven flats two would have private front gardens, two would have an external terrace and all would benefit from generous internal space with floor to ceiling windows to maximise the amenity and outlook afforded to future residents. Other flats will have dual aspect. Front gardens would provide a privacy zone to ground floor windows.

With respect to neighbouring residential properties, windows to be formed in the east elevation of the building would be angled such that they would not cause overlooking to neighbouring properties in that direction. There would be windows formed in at the southern end of the west elevation of the building from 2nd to 6th floor which would be some 13 metres from windows in the east elevation of the residential building to the west. These windows would be secondary windows but it should be conditioned that they be fitted with obscure glazing to prevent harmful overlooking of the residential properties to the west. There would be no harmful overlooking to the north or south.

With regard to potential overlooking from the first floor amenity deck and rear balconies to be formed from 2nd to 6th floor, it is proposed to erect a 1.8 metre high frosted glazed screen along the lengths of the west elevations of these features, which would ensure there would be no overlooking from them to the neighbouring residential building to the west. The rear balconies would be a sufficient distance from the neighbouring residential building to the east to prevent any overlooking.

Daylight and Sunlight

With regards to daylighting impacts upon neighbouring buildings, SG1 advises that development proposals should adhere to the standards set out in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair. 2011. This sets out 3 separate types of daylighting tests which can be applied, Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (ADF).

The applicant has submitted a detailed Sunlight and Daylight Report where the above tests have been applied to assess the impact of the proposed development on the west facing windows of the residential building to the east and the east facing windows of the residential building to the west.

The results show that the east facing windows of the residential building to the west would not receive any noticeable loss of daylight or sunlight from the proposed development.

The residential building to the east comprises of 2 bedroom flats from first to seventh floor. Of the two windows in the west elevation of that building that could be impacted by the proposed development one serves as a secondary window to an open plan kitchen/living/dining space, and the other serves the secondary bedroom of each flat. Given that the windows which serve the open plan kitchen/living/dining space is a secondary one with a comparatively small contribution to the daylight received by that room, the open plan kitchen/living/dining space of each of the neighbouring flats would still benefit from sufficient daylight from the windows serving them in the other elevation of that building.

The results of the daylighting tests show that the west facing secondary bedroom window, at first to fifth floor level only, in each flat within the residential building to the east would receive a noticeable loss of daylight to varying degrees from the proposed development as the VSC and NSL values would be reduced below 0.8 times their existing values and the ADF value would be reduced to under 1%. However this 'noticeable' loss of daylight is not the same as an unacceptable loss. Indeed the BRE guide states that the values are purely advisory and different numerical target values may be used based on the specific requirements of the development or its location to ensure new development matches the height and proportions of existing buildings.

Given the relatively low height of the existing building on the application site, any new development which seeks to maximise the development potential of the site and ensure new development is in keeping with the height and proportions of existing buildings in order to meet placemaking principles of CDP1 and SG1 would inevitably lead to an impact on the daylight received by the secondary bedroom windows of the flats in the neighbouring building to the east. However, as stated above, the BRE guide numerical daylight values are not rigid but can be varied, which, given the locational characteristics of the site in a high density urban location with buildings in close proximity to one another, would be appropriate in this instance. And given the particular circumstances of this case, the BRE guide advises that a daylighting impact to the degree experienced is to be expected and not considered unacceptable in order to ensure new development matches the height and proportions of existing buildings. The principal rooms within the neighbouring flats to the east would continue to benefit from acceptable levels of daylight.

The proposed development does not conflict with the daylighting guidance in the BRE guide.

Waste and recycling storage

There would be appropriate provision for refuse and recycling storage in the form of communal stores on the ground floor of the building.

In conclusion, and subject to conditions, the proposed development meets the placemaking aims of CDP 1 and SG 1.

CDP 2 Sustainable Spatial Strategy

Policy CDP 2 aims to influence the location and form of development to create a compact city form which supports sustainable development.

The proposal for residential development in an inner urban area with high accessibility to public transport is considered to be consistent with the 'compact city' aim of CDP 2.

CDP 5 Resource Management and SG 5 Resource Management

These aim to ensure all new developments are designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

The applicant has provided a Statement on Energy which details that the proposal incorporates measures to meet the Silver Active level of certification as designed. The proposal is consistent with CDP 5 and SG 5.

CDP 8 Water Environment and SG 8 Water Environment

CDP 8 requires applicants to demonstrate that development proposals will contribute to minimising and reducing flood risk; avoid increased risk of flooding from any source either within the development site or outwith the site as a consequence of the development; and avoid any increase in the quantity and rate of surface water run-off from the site. Proposals must make satisfactory provision for Sustainable Urban Drainage Systems (SUDS). SG 8 provides more detailed guidance.

Flood Risk Management have no objection to the proposed development, satisfied that it can be drained sufficiently and that there are no issues of flood risk.

CDP 11 Sustainable Transport and SG 11 Sustainable Transport

These provide details about how the City aims to help improve connectivity and promote more sustainable patterns of transport and travel as part of the transition to a low carbon economy. SG 11 includes detailed guidance on vehicle and cycle parking, promoting active travel in new developments, transport assessments and travel plans and guiding developments to locations that are accessible by public transport and active travel.

It sets a minimum standard of one allocated car parking space per dwelling for residents plus 0.25 unallocated spaces per dwelling for visitors. However the guidance states that a variation above and below this standard can be justified in areas of High Accessibility.

Four off-street car parking spaces, which include one disabled parking space, will be provided, which does not meet the minimum parking standards. However, and as stated above, the guidance provides for variation below the basic standard in areas of High Accessibility. The application site is within the Inner Urban Area within a defined High Accessibility area in proximity to public transport including bus routes and train stations, in this regard being only 150m from Charing Cross Station. It is also within walking distance of the City Centre including Sauchiehall Street, the east end of which is a Primary Retail Street. Having regard to the site's high accessibility to public transport and to the proposed house form (i.e. flatted accommodation) the shortfall is acceptable in this instance. In addition, it is noted that the development is in a controlled parking zone and new residents will not be eligible for car parking permits.

For new residential development, the guidance sets a minimum cycle parking standard of 1 space per unit plus 0.25 spaces per unit for visitor parking where cycle parking is provided in communal stores. The proposal will meet the minimum standard for cycle parking with one communal cycle store being provided at ground floor level within the building.

Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments. The requirement for passive electric vehicle charging provision will be secured by condition.

On these considerations the proposal is consistent with CDP 11 and SG 11.

CDP 12 and IPG 12 Delivering Development

CDP 12 aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location.

IPG 12 outlines the mechanisms the Council will use to secure contributions to deliver on specified infrastructure as well as broader, bespoke requirements that may emerge in a particular development or location. The aim of the current guidance is to ensure that new development provides high quality open spaces and public realm that are well-designed, accessible, safe and available for community use. If full requirements cannot be provided on site, which is the preferred option, or where there is an existing surplus of provision in the area, an equivalent financial contribution for the shortfall can be provided for the provision of the facilities off-site or the enhancement and maintenance of existing Council open spaces or public realm areas.

In this case it is accepted that due to the constrained nature and size of the site, formal and informal sports provision, allotments/community gardens and children's play cannot feasibly be provided on site. In addition, although an outdoor amenity deck is being proposed this falls slightly short of the required open space provision for the quantum of development.

In such circumstances, the guidance permits an equivalent financial contribution towards provision off-site. In this case, the sum of £7,600 is required to be secured by way of a Section 69 legal agreement entered into between the applicant and the Council.

On these considerations the proposal is consistent with CDP 12 and IPG 12.

MATERIAL CONSIDERATIONS

In respect of (ii) other material considerations include the views of statutory and other consultees and the contents of the written representations. The consultees views are noted above. The grounds of objection to the application raised in the written representations are summarised, with appropriate comment, as follows:

(i) Increased traffic impact on Cleveland Lane.

Comment: Given the relatively small scale of development and location of the site the local road network would be able to accommodate the traffic generated by the proposed development and the use of Cleveland Lane for vehicular access would not result in a road or pedestrian safety hazard. To encourage active travel, a condition is proposed to require the developer to supply a Travel Pack in each flat prior to occupation and cycle parking would be provided within the building.

(ii) Illegal parking on Cleveland Lane.

Comment: The matter of illegal parking is not a material consideration in the determination of this application.

(iii) Height of the proposed building would result in a loss of daylight, sunlight and privacy;

Comment: These issues have been addressed above.

(iv) The proposed development would result in an increase in noise and anti-social behaviour.

Comment: Any noise or anti-social behaviour from future occupiers of the building would be a matter for the Council's Environmental Health service to investigate under separate statutory nuisance legislation.

(v) The proposed development would result in the loss of private views.

Comment: This is not a material consideration in the determination of this application.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and representations have been considered, however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following conditions and the conclusion of an Agreement under Section 69 of the Local Government (Scotland) Act 1973 to secure a financial contribution of £7,600 to satisfy the requirements of Policy CDP12 and Supplementary Guidance IPG12.

CONDITIONS AND REASONS

01. A detailed specification of all external finishes of the flatted building hereby approved shall be submitted

to and approved by the Planning Authority prior to the use of the finishes in the development. All such materials used in the construction of the flatted building shall conform to the details so approved.

Reason: To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

02. Prior to the commencement of development a detailed layout of the first floor amenity deck shall be submitted to and approved by the Planning Authority, which shall show all planting, surface finishes, seating and any other features to be provided. The development shall be carried out in accordance with the detail so approved and the first floor amenity deck shall thereafter remain free from obstruction to use as outdoor amenity space for residents of the development.

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

03. All external fittings including roof terminals, burglar alarms, air conditioning and ventilation plant, ducts and grilles, balanced flues and security fittings shall be factory finished or painted out to match the colour of the background to which they are attached.

Reason: In order to protect the appearance of both the building and the surrounding area.

04. Prior to the occupation of the flatted building hereby approved the windows to be installed in its west elevation at 2nd to 6th floor at its southern end which would serve a kitchen/living room/dining space shall be fitted with obscure glazing and thereafter the obscure glazing fitted shall remain in place unless otherwise approved in writing by the Planning Authority.

Reason: In order to safeguard residential amenity.

05. Prior to any use being made of any of the balconies to be formed on the south elevation of the building hereby approved their west sides will be enclosed with a 1.5 metre high obscured glazed screen. The screen shall thereafter remain in place.

Reason: In order to safeguard residential amenity.

06. Prior to any use being made of the first floor amenity deck the entire length of the west side of it shall be enclosed with a 1.8 metre high obscured glazed screen, or other form of solid enclosure, the detail of which shall be submitted to and approved by the Planning Authority. The screen or enclosure shall be erected in accordance with the detail so approved and shall thereafter shall remain in place.

Reason: In order to safeguard residential amenity.

07. 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.

08. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

09. 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.

10. 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.

11. The applicant shall provide a residential travel pack in each dwelling prior to occupation; a draft pack shall be submitted to this office for approval; pack should include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling.

Reason: In order to inform new residents of sustainable transport options in the locality.

12. Any access gates shall open inwards only.

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

13. Details of the final reinstatement of the surface of the pedestrian area on Kent Road shall be submitted to and approved in writing by the Planning Authority. The approved reinstatement shall be completed as approved before any part of the development is occupied.

Reason: In the interests of pedestrian safety.

14. Prior to the occupation of any of the residential units hereby approved 25 cycle parking spaces shall be provided at ground floor level in the cycle store shown on docketed drawing no. 4038 AL(0)110. The cycle parking shall thereafter be retained in place.

Reason: To meet the requirements of Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking.

15. Prior to the occupation of any of the residential units hereby approved passive electric vehicle charging space will be provided in accordance with the standards set out in Supplementary Guidance SG11: Sustainable Transport of the Glasgow City Development Plan.

Reason: In order to promote Sustainable Transport.

16. Prior to the occupation of any of the residential units hereby approved detail on how the car spaces to be provided will be allocated shall be submitted to and approved by the Planning Authority and the allocation of them shall accord with the detail so approved.

Reason: In the interests of the management of the car parking provision.

REASON(S) FOR GRANTING THIS APPLICATION

The proposal is in accordance with the Development Plan and there are no material considerations which outweigh the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
02. 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.
03. The developer should advise each prospective purchaser that residents in this development will not be eligible to purchase a resident's on-road parking permit.
04. The applicant should contact Land and Environmental Services regarding the collection of refuse from the development.
05. The applicant is advised it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. 303758_C_100 Received 27 August 2018
2. 303758_C_101 Received 27 August 2018
3. 303758_C_102 Received 27 August 2018
4. 4038_AL_0_100 Received 27 August 2018
5. 4038_AL_0_110 Received 27 August 2018
6. 4038_AL_0_111 Received 27 August 2018
7. 4038_AL_0_112 A Received 27 August 2018
8. 4038_AL_0_113 A Received 27 August 2018
9. 4038_AL_0_114 A Received 27 August 2018
10. 4038_AL_0_115 Received 27 August 2018
11. 4038_AL_0_121 A Received 27 August 2018
12. 4038_AL_0_122 A Received 27 August 2018
13. 4038_AL_0_123 A Received 27 August 2018
14. 4038_AL_0_131 Received 27 August 2018
15. 4038 AL(0)120 A Received 9 October 2018
16. 4038_AL_0_124 A Received 9 October 2018
17. 4038_AL_0_130 A Received 9 October 2018
18. 4038 AL(0)001 A Received 14 September 2018

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

for Executive Director of Regeneration and the Economy

DC/ DIG/
27/11/2018

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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