



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms S Connolly Phone: 0141 287 6095

ITEM 1(i)
7 December 2010

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s)

APPLICATION	10/02529/DC	DATE VALID	21.10.2010
SITE ADDRESS	Site At River Clyde From Water Row To Napier Road Glasgow		
PROPOSAL	Environmental improvements including landscaping and resurfacing		
APPLICANT	Glasgow Housing Association 175 Trongate Glasgow G1 5HF	AGENT	Glasgow City Council Per Pete Miller LES 37 High Street GLASGOW G1 1LX
WARD NO(S)	05, Govan	COMMUNITY COUNCIL LISTED	02_074, Govan East
CONSERVATION AREA			
ADVERT TYPE		PUBLISHED	
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

No representations have been received in relation to the application proposals.

SPT – no objections.

SITE AND DESCRIPTION

The application site is located along the Clyde waterfront, and includes the area of walkway and landscaping extending from Napier Drive to Water Row between the GHA housing and the River. Informally known as the 'Riverside Walkway', the former dock area is characterised by its irregular shape and changing levels due to its previous use.

The application seeks full planning permission for environmental improvements to this area, involving re-grading, landscaping, the installation of street furniture, the upgrading of street lighting and resurfacing and is being promoted by LES on behalf of the Glasgow Housing Association.

The scheme aims to consolidate the area by: addressing the changing levels through re-grading; the uplifting and re-use of existing sets in a more appropriate manner; the use of new materials to maintain the general theme and palette from Govan Town Centre and Water Row; the resurfacing of the existing footpath; and, the rationalisation of existing landscaped areas.

In particular, in order to consolidate the changes in level, the re-grading works will lower and reconfigure the existing raised planter areas, necessitating the loss of a number of trees which would not survive the environmental changes. Replacement tree planting is proposed to compensate for the loss of the trees.

POLICIES

Glasgow City Plan 2 (December 2009)

DEV 2	-	Residential and Supporting Uses
DES 5	-	Development and Design Guidance for the River Clyde and Forth and Clyde Canal
DES 6	-	Public Realm and Lighting
DG/DES 7	-	Public Realm and Public Art

OTHER CONSIDERATIONS

Schedule 2, Regulation 16 of the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008 require consideration of the following matters where applicable:

Environmental Statement

Neither the location of the proposals, nor the nature of development proposed represents criteria where an Environmental Statement would be required.

Conservation (Natural Habitats & C.) Regulations 1994(a)

The application site is outwith any designated areas of natural habitat and therefore, assessment under the aforementioned regulations is not required. Notwithstanding this, the proposals relate to change of use with limited physical works proposed. Accordingly, there would be no further impact on flora or fauna as a consequence.

Impact or Potential Impact of the Proposed Development

Arising from the nature, scale and location of the proposed use, the application does not require to be supported by any form of impact assessment.

Section 75 Obligations

The proposals do not require a legal agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997.

Direction made by the Scottish Ministers under Regulation 30, 31 or 32

Regulation 30 (Environmental Impact Assessment), 31 (restrictions on the grant of planning permission) and 32 (imposition of conditions) are not of relevance to this proposal.

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act requires Planning Authorities when determining applications for planning approval to do so in accordance with the relevant Development Plan unless material considerations indicate otherwise.

In this context, the relevant Development Plan comprises the Glasgow and the Clyde Valley Structure Plan (2006) and the Glasgow City Plan 2 (December 2009), however, in this instance the proposal is not considered to be of strategic significance and the application can be adequately assessed against the policies of the City Plan.

The main issues for consideration in this instance are whether or not the proposal complies with the policies of the City Plan and whether there are any other material considerations which should be considered in the assessment of the application.

In this regard, the site is within an area designated 'DEV 2 – Residential and Supporting Uses' which relates to the City's 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. It is considered that the application proposals contribute significantly towards the aims of DEV 2.

Policy DES 6 'Public Realm and Lighting' is of direct relevance to the application under consideration and states that proposals for public realm works should:

- retain and repair historic street surfaces;
- improve the provision, layout and comfort of spaces for pedestrian use, whilst retaining good accessibility for public transport and other essential vehicles;
- use a selective palette of quality materials to provide a unifying theme and a distinctive sense of identity to the locality;
- ensure public artworks and street furniture are installed out of the line of pedestrian flows, and should not obstruct main shopping thoroughfares;
- display an integrated approach to the design and siting of street furniture;
- take account of safety and security issues and seek to provide surveillance, visibility and appropriate levels of lighting;
- incorporate tree planting and soft landscaping, wherever possible; and
- take account of future mass transit proposals, where appropriate.

This policy also stipulates certain technical requirements for street furniture and lighting and is further developed in Design Guidance DG/DES 7 Public Realm and Public Art.

In this context, the scheme has been designed to make use of the existing good quality porphyry sets, which will be lifted, reconditioned and re-laid. This will be complimented by a limited palette of new materials and street furniture, most of which have been used in Govan Town Centre and will also be used at Water Row, to achieve a complimentary and unifying theme.

In addition, the proposals ensure that the walkway area is re-graded and reconfigured in such a way as to improve the layout and usability of the space, whilst at the same time improving safety and security for its users. Whilst the loss of the semi-mature trees is regrettable, it is nevertheless a necessary action in this instance in order to achieve the overall success of the project and will be compensated for through replanting as part of the wider landscaping proposals.

On this basis, it is concluded that the proposals also comply with Policy DES 6 and DG/DES 7.

Policy DES 5 'Development and Design Guidance for the River Clyde and Forth and Clyde Canal Corridors' is also relevant to the application, the aim of which is to protect and enhance the function and character of the River Clyde and Canal Corridors by supporting developments which, as appropriate, provide public access to, from and along the River and Canal, protect and enhance existing prominent views and promote community, leisure and recreational activities on and beside the water.

In particular the policy states that development should be designed so that existing communities and localities north and south of the riverside, benefit from, and are physically connected to, any new activities by walking and cycling routes and public transport. Public access to, from and along the watersides should be provided on a 24 hour basis, using access points most convenient for pedestrians, cyclists and public transport. Existing footpaths/cycleways and access points to the water should be retained and/or improved. Additionally, development should provide good quality public realm, incorporating safety features, such as lighting and ladders.

Whilst this policy does not specifically relate to public realm projects, it highlights the importance of maintaining and, where possible, improving the riverside environment and its accessibility. The application drawings also indicate the provision of quayside safety measures and details of such measures can be finalised through a suspensive condition. The proposal therefore meets with the above aims.

Material Considerations

No objections have been received in relation to the application and the consultation process has not raised any adverse comments. There are therefore no material considerations that would set aside the provisions of the Development Plan.

Conclusions

As demonstrated in the detailed description above, it is concluded that the environmental improvements comply with the Councils policies for such proposals and will result in a cohesive, well designed and accessible open space which acts as an interface between the existing residential area and the River.

It is also considered that the works will contribute towards the continued regeneration of Govan. Accordingly, it is recommended that planning permission be granted subject to conditions.

CONDITIONS AND REASONS

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

8737.01A Boundary & Location Plan
8737.01B Existing Conditions
8737.01C Downtakings
8737.01D General Arrangements
8737.02A Details AA-BB
8737.02B Details CC-DD
8737.02C Details EE-II

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. Prior to works commencing on site, details of all the materials to be used for the hard surfacing shall be submitted to and approved in writing by the Planning Authority, and shall include sizes, texture and colour.

Reason: To enable the Planning Authority to consider these aspects in detail.

03. Prior to works commencing on site, details of all of the street furniture to be used, including its position, materials, colour and texture, shall be submitted to and approved in writing by the planning authority. For the avoidance of doubt, the street furniture will be of a similar appearance to that used in Govan Town Centre.

Reason: To enable the Planning Authority to consider these aspects in detail.

04. Prior to works commencing on site, details of the street lighting to be used, including its position, materials, colour and texture, shall be submitted to and approved in writing by the planning authority. For the avoidance of doubt, no consent is implied or given for the 'Indal Stela LED Lantern' and the street lighting will be of a similar design and appearance to that used in the Water Row public realm scheme.

Reason: To enable the Planning Authority to consider these aspects in detail.

05. Prior to works commencing on site, a scheme of landscaping for the site, shall be submitted to and approved by the Planning Authority.

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

06. Before any work on the site is begun, a detailed plan which shows the exact location of all existing trees on the site shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, i.e. the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove.

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

07. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837 2005, Trees in Relation to Construction, shall be submitted to and approved in writing by the planning authority. 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. 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.

09. 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.

10. 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.

11. Before any work on site is begun, details of safety measures to be provided along the walkway shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of public safety and to enable the Planning Authority to consider these aspects in detail.

12. If during implementation of the consent, any indication of the presence of otters is discovered, all works shall cease until appropriate expert advice is received.

Reason: In order to protect the natural heritage interests of the river.

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. It is recommended that the applicant should consult with Land and Environmental Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.

ADVISORY NOTES TO COUNCIL

for Executive Director of Development and Regeneration Services

DC/ SCO/
18/11/2010

BACKGROUND PAPERS

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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.

10/02529/DC

Address :

Site at River Clyde from Water Row to Napier Rd

Scale : 1:2500

Indicative Site Location

Ward : 5



Location of Site
(For details, refer to Report)