



Glasgow City Council

Development and Regeneration Services / Land and Environmental Services

September 2013

GUIDELINES FOR DEVELOPERS NEW RESIDENTIAL DEVELOPMENT

The Design Guide for New Residential Areas has now been approved by Glasgow City Council and all proposals for new residential development incorporating new roads must therefore now be assessed against this Guide.

An important element of the Guide is the process which it introduces for dealing with pre-application discussions. Development Management officers will co-ordinate pre-application discussions, which will be more detailed than may have been common previously.

If you wish to apply for Roads Construction Consent (RCC) at the same time as planning permission, you **must** follow the pre-application process in the Guide. If not, the layout and design policies in the Guide still need to be followed, but the RCC application would then be considered after planning permission has been granted.

USING THE GUIDE

The main points of the approach taken in the Design Guide can be found in the Executive Summary at the beginning of the guide. www.glasgow.gov.uk/designguide

The main change is that you should not come in with a detailed layout for preliminary discussions with the planning authority. You first need to contact the DM Planning officer, assess the site in its context, carrying out any relevant site assessments, and then proceed to a conceptual strategy, leading to a detailed site layout at the end of the process, prior to submitting an application.

PRE-APPLICATION PROCESS:

1. At first contact, the planning officer will discuss with you and your agents the general principles of development on the proposed site, and the officer should highlight relevant City Plan policy as well as any masterplans/local development strategies etc.
2. The DM planner must advise you at this early stage what appraisals and surveys would be required, for example Flood Risk Assessments, topographic surveys, noise impact assessments, Transport Assessments, SUDS strategy etc. [See over for a detailed list] The need for a specific survey may only become clear further into the process for example after the planning officer has consulted with other services such as Public Health or the Flood Management team.
3. You would then develop a strategy for the site (which would probably be in the form of a narrative justification, like a design statement). You can also work up a conceptual layout. These would of course take on board the result of earlier surveys and appraisals. These should demonstrate that you have understood the Core Principles of the Design Guide.
4. You then submit this strategy for discussion with the planning authority. You should also include a "preliminary design audit" (a way of checking and showing that you have taken all the appraisals into account, and reflected the strategy and conceptual layout). The planning officer will involve transport planning colleagues at these early stages as required, to ensure that the most important roads design issues can be addressed.

5. Following feedback you would proceed to draw up a detailed layout which can be submitted for planning permission, following further discussion. The DM officer would advise you what plans, surveys etc would be required with the application. The application should also be accompanied by a detailed design audit. A RCC application can then be made simultaneously.

NB Meetings between planning officers and developers will be minuted for consistency through the process.

APPRAISALS, SURVEYS ETC REQUIRED

Likely assessments include those below, though not all for every site. Further guidance will be given at stage one by the planning officer:

<i>Report</i>	<i>Why</i>	<i>Who can advise whether needed</i>
Environmental Impact Assessment	If site larger than 0.5 ha -see	2011 EIA Regulations for further details
Site Investigation Report	for ground contamination and/or a coal risk assessment and mitigation:	LES Coal Authority website or Uniform: high/low risk
Air Quality Assessment	Some parts of the City now Air Quality Management Areas	LES
Noise Assessment	If near main road/railway/noisy neighbours	LES (Pat Roche/Gordon Innes)
Transport Assessment	City Plan	DRS Transport
SUDS proposals/drainage strategy	For new roads and site drainage	DRS Transport
Flood Risk Assessment	If risk of flooding to site or risk of increased run-off from development of site	DRS Flood Management Team
Topographic Survey	For all sites. Should go over boundaries of site.	
Tree Survey	If trees on site. Especially if TPOs	DRS City Design (Landscape)
Archaeological report	If flagged up in Uniform/Atom	WoSAS will advise if investigation/mitigation report required
Habitat surveys e.g. bat surveys, ecological reports etc	Particularly if SSI, SINCE etc (from City Plan) or sometimes if green space with no environmental designations	DRS City Design and SNH if SSSI involved.
Photographic Survey	Useful for consideration at meetings	DM Planner/City Design
Structural Survey	If demolition of Listed Building involved	Historic Scotland Memorandum and Guidance on Demolition; DRS City Design