



**PLANNING APPLICATIONS COMMITTEE**

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

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

**ITEM 1 (g)**

**4th June 2013**

**APPLICATION TYPE** Full Planning Permission

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

**APPLICATION** 13/00585/DC

**DATE VALID** 13.03.2013

**SITE ADDRESS** Polmadie Disposal Complex 425 Polmadie Road Glasgow G42 0PJ

**PROPOSAL** Erection of replacement workshop and vehicle wash buildings and associated sub-station.

**APPLICANT** Interserve Construction Limited  
Almondview Business Park  
Livingston  
EH54 6SF

**AGENT** ADF Architects  
23 Blythswood Square  
GLASGOW  
G2 4BG

**WARD NO(S)** 08, Southside Central

**COMMUNITY COUNCIL** 02\_101, Toryglen

**CONSERVATION AREA**

**LISTED**

**ADVERT TYPE** Bad Neighbour Development

**PUBLISHED** 29 March 2013

**CITY PLAN** Industry And Business (DEV3)

**REPRESENTATIONS/ CONSULTATIONS**

No representations have been received in respect of this application.

The application requires determination by Committee as it proposes development within Council owned land.

**BACKGROUND**

In December 2011, Viridor Waste Management Limited were appointed by Glasgow City Council to be a Resource Management Partner under a 25 year Residual Waste Treatment Services contract, including an option for a further 5 year extension.

In January 2013, Viridor Waste Management Limited gained consent to operate a residual waste treatment facility which will be capable of processing circa 200,000 tonnes of the city's residual waste per annum, with the aim of extracting recyclables, improving recycling rates and producing *renewable* energy from waste.

Since planning permission has been granted to redevelop the existing Polmadie site, there will be decant period for existing facilities at the site prior to construction of the new facility. This current application seeks to erect a replacement workshop and vehicle wash building, which allows for the retention of elements of the existing facilities within the Polmadie site after the new waste treatment centre is constructed.

## SITE AND DESCRIPTION

### SITE:-

The application site(s), which extend to approximately 0.28Ha combined, are located within the broader 8.5Ha site of the existing Glasgow City Council waste disposal complex at Polmadie. The sites themselves are located within an existing industrial area of the City, which is identified under City Plan 2 as being DEV 'Industry and Business' land. To the west, the broader Polmadie site bounds Polmadie Road; off of which, the main site accesses are located.

Polmadie Road incorporates (to the north) junction 1A of the recently completed M74 extension, which allows for improved transport connections from the Polmadie Area to the remaining south, west and north areas of the City via the motorway network.

Additionally, the wider Polmadie site is bounded to the north by Jessie Street, which incorporates a number of commercial activities including concrete batching and processing facilities, relocated from within the Clyde Gateway Urban Regeneration Area. To the east, the Polmadie site is bounded by Toryglen Park with the residential neighbourhood of North Toryglen situated further east. To the south, the Polmadie site is bounded by Toryglen Park with the ASDA superstore at 555 Prospecthill Road further distant.

The existing site, which is known as Polmadie Disposal Complex, is currently operational as a waste transfer station and materials recycling facility, occupying the former incinerator building within the site. The site has a SEPA Waste Management licence, which allows for a current permitted maximum capacity of 150,000 tpa (tonnes per annum), however the site currently processes approximately 80,000 tpa, in addition the site includes ancillary uses/activities including fleet vehicle servicing, local amenity facilities, etc.

As noted above, the application concerns two individual sites within the wider Polmadie Disposal Complex. These sites are located as follows:

Site of sub-station (hereafter referred to as "Site A") – located to the south west of the Polmadie complex approximately 5.5m from the carriageway of Polmadie Road.

Site of workshop/vehicle wash (hereafter referred to as "Site B") – located to the south east of the Polmadie complex, immediately south of the existing fleet services building which is scheduled for demolition as part of the wider site redevelopment.

### PROPOSALS:-

At 'Site A', it is proposed to erect a new electrical sub-station building on an area of grassed/landscaped ground. The proposals are as follows:

- Flat roofed, single storey building.
- 3.95m x 7.6m x 5.5m (H x L x W).
- Finished in red facing brick (to match existing surrounding buildings), PPC Aluminium gutters/downpipes, single-ply roof membrane and powder coated PPC metal doors and vents.
- Vehicular access taken via proposed crossover to internal access road located approximately 7m from the road junction to/from Polmadie Road.

At 'Site B', it is proposed to erect a new workshop building and vehicle wash on an area of existing hardstanding. The proposals are as follows:

#### Workshop

- Mono-pitched roof incorporating rooflights at a height of 3.6m – 4.8m.
- 14.75m x 14.7m (L x W).
- Single storey projection to east elevation incorporating pump-house.
- Finished in 'Europanel' composite cladding, 'Kingspan' KS100RW roof panels, PPC metal gutters/downpipes and PPC insulated roller shutter/doors.

### Vehicle Wash

- Non-roofed, galvanised steel frame on concrete upstand/plinth, finished with 'Europanel' composite cladding panels.
- Gable frame/walls measure 5m in height x 20m in length with an overall width of 7.2m.
- Vehicle wash located immediately to rear (east) of proposed workshop building.

## **POLICIES**

### **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.

Not applicable to 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).

Not applicable to this application.

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

N/A

#### **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.

## 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 main issues in the assessment of this application are considered to be:-

- (a) whether the proposal accords with the Development Plan; and
- (b) whether any other material considerations, including the matters raised in the consultation responses and letters of representation, have been satisfactorily addressed.

In respect of (a), the Development Plan comprises the Glasgow and Clyde Valley Strategic Development Plan and City Plan 2. Given the scale of this application, there are not considered to be any relevant policies contained within the Strategic Development Plan. Furthermore, within City Plan 2, the policies outlined below are considered relevant to the assessment of the application:-

DEV 3 - Industry and Business  
DES 1 - Development Design Principles

The site is located within an area covered by development policy principle **DEV 3 'Industry and Business'** of City Plan 2. These areas are the focus for industrial and business activity in the City. They will be retained primarily for uses that fall within Use Classes 4 'Business', 5 'General Industrial' and 6 'Storage or Distribution' of the Town and Country Planning (Use Classes) (Scotland) Order 1997. In this regard, it is noted that the site is that of the existing Polmadie waste disposal complex and therefore the proposals to erect new and replacement workshop and vehicle wash buildings would remain commensurate with the land use designation and would not be considered contrary to the Development Plan.

In addition to the Development Policy Principle, the proposal also requires to be considered/assessed against the following policies:

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

The aim of policy DES 1 is to promote new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places. The policy achieves this by ensuring that developments demonstrate the highest standards of urban design which respects context, setting, local townscape and landscape character while relating to the existing locale through scale, massing, design and appearance. Beyond this, the policy requires all development to be reflective of an inclusive, high quality and contemporary design which creates a sense of place and a clear distinction between public and private space. Furthermore, DES 1 states all new development should:

- relate well to existing settlements, infrastructure, local services, reinforce connectivity to the green network and safeguard the local historic and natural environment;
- demonstrate an understanding of the natural character and topography of the site, including water features, significant trees, woodland and landscape features, orientation, etc and enhance biodiversity;
- protect important public views of landmark buildings, vistas, landscape features and the skyline;

- reflect high quality contemporary design, where appropriate, which is imaginative, innovative and sympathetic to local traditions, and which creates a strong sense of place;
- create a clear distinction between public and private space (where appropriate);
- embrace the principles of sustainable design and construction (for example, the provision of energy efficient buildings and sustainable drainage);
- embrace the principles of inclusive design;
- avoid conflict (e.g. by reason of undue environmental or amenity impacts) with adjacent land uses;
- ensure that the siting, form, scale, proportions, detailed design and use of materials do not detract from the visual amenity of the existing or surrounding buildings and wider area;
- specify high quality facing and roofing materials that complement and, where appropriate, enhance, the architectural character and townscape quality of the surrounding area and are capable of retaining their appearance over time;
- select materials in accordance with life cycle assessment. There is a preference for materials which attain an A rating under the British Research Establishment's (BRE) Green Guide to Specification [www.bre.co.uk](http://www.bre.co.uk) (see policy [DES 2](#): Sustainable Design and Construction); and
- specify only durable materials that will fit their context, are capable of retaining their appearance over time and are appropriate to Glasgow's climate. Evidence of the maintenance requirements of the materials specified will require discussion with the Council and will be a consideration by the Council in assessing development proposals.

It is considered that the proposals reflect an appropriate design for the nature of the development and furthermore, it is considered that the design, appearance and materials of the proposed buildings will match those of the existing buildings on-site and those proposed through the site's future redevelopment. On this basis, the proposals would not detrimentally impact on townscape character or appearance of the site and the proposal is therefore considered to meet the requirements of policy DES 1.

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

In terms of issue (b), there were no representations submitted in respect of this application and no statutory consultations required.

#### CONCLUSION:-

The above demonstrates that the proposed development complies with the relevant policies of the adopted Glasgow City Plan 2. Other material considerations, including the consultation responses have been considered and support the acceptability of this development in-line with the Development Plan. It is therefore recommended that planning permission be granted subject to the following conditions.

#### CONDITIONS AND REASONS

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

OL82103-A-40001 Revision A `Site Plan as existing`;  
 OL82103-A-40045 Revision A `Site Plan - Phase 1`;  
 OL82103-A-40047 Revision C `Jetwash as proposed - plan, elevations & section`;  
 OL82103-A-40042 Revision G `New workshop as proposed - elevations & section`;  
 OL82103-A-40060 Revision B `Sub-station as proposed`;  
 OL82103-A-40041 Revision G `New workshop as proposed - roof plan`; and  
 OL82103-A-40040 Revision F `New workshop as proposed - general arrangement plan`.  
 As stamped received 13 March 2013, or as otherwise agreed in writing with the planning authority.

**Reason:** As these drawings constitute the approved development.

02. External materials shall be composite cladding, metal cladding panels, facing brick and PPC metal gutters/downpipes, or as otherwise approved in writing 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.

03. 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.

04. 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.

05. Any site clearance works shall be carried out outwith the main bird breeding season of March to July inclusive. Should any such works be required within this period, they must be preceded by the submission of a survey submitted by a suitably qualified ornithologist/ecologist, with steps identified to protect any nest sites identified by the survey.

**Reason:** To protect bird species in the interests of nature conservation.

#### **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. 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.
- 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. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
- 04. Prior to implementation of this permission, the applicant should contact Land and Environmental Services (Roads) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development

05. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.
06. Although there is a possibility of contamination on all or part of the application site, the planning authority has determined the application only on the basis of information available to it. This does not mean that the land is free from contamination and responsibility for safe development and secure occupancy of the site rests with the developer.
07. Plant and equipment provided to be satisfactorily maintained in respect of Health and Safety Legislation to the requirements of the enforcing authority.
08. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.
09. This development may be subject to the Construction (Design and Management) Regulations 2007 (CDM 2007) which govern health and safety through all stages of a construction project. For all construction projects, apart from projects with a domestic client, a client has to appoint designers and contractors who are competent, have sufficient resources and are appointed early enough, so work can be carried out safely. The Regulations apply to projects for a domestic client, but only the domestic client has no duties. For notifiable construction projects, the Regulations require clients to appoint a CDM co-ordinator and a principal contractor, to ensure a health and safety plan is in place, and to keep a health and safety file. Your designer, contractor and, if applicable, your CDM co-ordinator will be able to advise you on your duties. Visit [www.hse.gov.uk/construction](http://www.hse.gov.uk/construction) for more specific information on CDM 2007 and health and safety in the construction industry, including a link to additional guidance for CDM clients developed by the construction industry. For information about health and safety ring HSE's Infoline Tel: 0845 345 0055 Fax: 0845 408 9566 Textphone: 0845 408 9577 e-mail: [hse.infoline@natbrit.com](mailto:hse.infoline@natbrit.com) or write to HSE Information Services, Caerphilly Business Park, Caerphilly CF83 3GG.
10. The primary responsibility for safeguarding land or property against flooding remains with the owner. Approval of this application does not imply the absence of flood risk. Development at risk of flooding may face difficulties with the cost or availability of insurance and the applicant may wish to seek the views of insurers at an early stage.
11. The applicant is advised that, if the proposals hereby approved are altered in any way, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
12. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Free phone: 0800 7831423 [www.ccscheme.org.uk](http://www.ccscheme.org.uk) email: [enquiries@ccscheme.org.uk](mailto:enquiries@ccscheme.org.uk)

13. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.

for Executive Director of Development and Regeneration Services

DC/ CPE/AMU  
28/05/2013

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**Glasgow City Council**  
Development and Regeneration  
Development Management  
231 George Street  
Glasgow G1 1RX  
Executive Director: Richard Brown

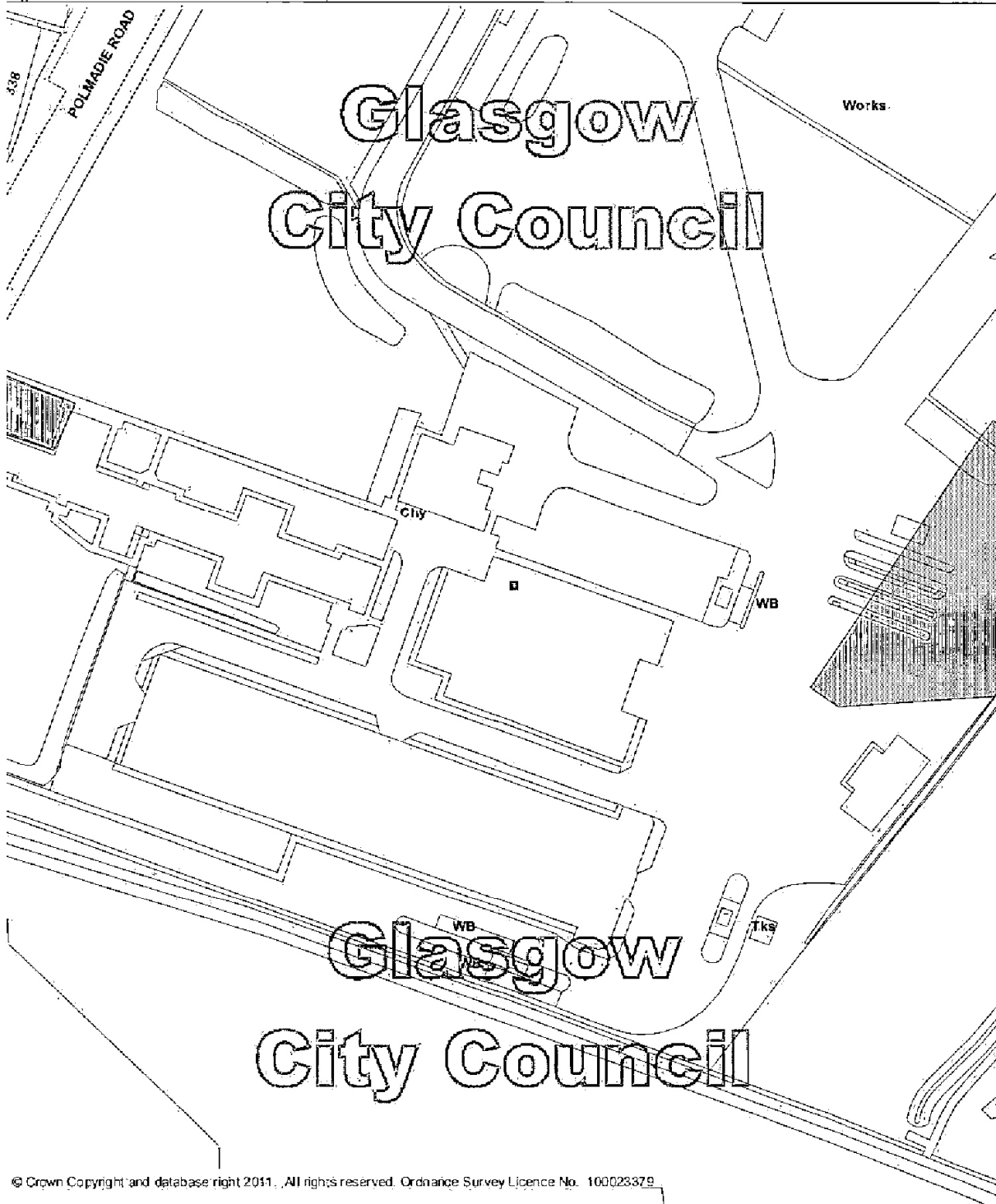
Reference No. **13/00585/DC**

Address: **425 Polmadie Road**

Scale: 1:1250

Indicative Site Location

Ward: **08**



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Location of Site  
(For details, refer to Report)