



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr N Moran Phone: 0141 287 8684

Item 2(a)
21st May 2019

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

APPLICATION	18/02011/FUL	DATE VALID	03.07.2018
SITE ADDRESS	79 Forth Street Glasgow G41 2SP		
PROPOSAL	Erection of two storey extensions to front, side and rear of mosque (Class 10), includes associated car parking and landscaping works		
APPLICANT	Masjid Noor (Scotland Markaz) 79 Forth Street Glasgow G41 2TA	AGENT	INK Design Architecture Maurice Hickey The Briggait 141 Bridgegate Glasgow G1 5HZ
WARD NO(S)	06, Pollokshields	COMMUNITY COUNCIL LISTED	02_077, Pollokshields
CONSERVATION AREA	East Pollokshields		
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	27 July 2018

REPRESENTATIONS/ CONSULTATIONS

Neighbourhoods and Sustainability – Waste and Recycling No objection.
Neighbourhoods and Sustainability – Public Health No objection.

Total of seven objections, including a 10 signature petition, were received from members of the public, the points of objection raised are summarised below:

- Residential amenity
- Design and appearance
- Traffic and Parking
- Access
- Drainage
- Lack of children’s play
- Lack of recycling facilities
- Vermin
- Noise and pollution from additional traffic

BACKGROUND INFORMATION

Application 09/00424/DC was granted in August 2009 for “*Erection of two storey extension to front, side and rear of existing building*” in order to provide an extension to the existing mosque. The existing facilities were described in the 2009 application as “stretched” and that the proposed extensions would provide better facilities for the existing users of the mosque.

Preparatory works for the extension were commenced, however these initial works have varied from the approved plans and these works ceased. The area of the application site to the south of the existing building is enclosed by hoarding and is not accessible.

The applicant has since reviewed the works previously granted planning permission and sought pre-application advice from the Council on a revised proposal which is the subject of this planning application.

SITE AND DESCRIPTION

The application site consists of a two storey mosque fronting onto Forth Street with associated parking and landscaping fronting onto Darnley Street. The property is finished in red brick and presents a discrete presence to Forth Street. The southernmost area of the site adjacent to Forth Street is within the East Pollokshields Conservation Area which bounds the site to the south and west.

The proposal seeks to extend the existing building over two stories to the front, side and rear, enhance the hard and soft landscaped areas surrounding the mosque and for the erection of a 21m tall minaret. The proposal includes the cladding of the existing building, to provide a coherent character and architectural style to the proposal. The design proposed to use two contrasting facing bricks, to provide a feature detailing to the Forth Street frontage, coloured pre-cast concrete, which will include elements of engraving, and a gold coloured aluminium cladding panel, featuring laser cut perforations.

The proposal would provide 2,975m² of new floor space, including basement storage, ground and first floor levels. The stated intent is to refurbish the existing mosque to better meet the needs of the community and the changing needs of the congregation. No change to the hours of operation are proposed, with ancillary education facilities and elderly day care facilities better able to be accommodated within the proposed extended mosque.

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 and a Planning Statement have 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)

A Flood Risk and Drainage statement and Transport Statement have been submitted.

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

Not applicable

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 the condition and that it will either be imposed or need not be imposed.

Not applicable

POLICIES

City Development Plan Policies

CDP 1 & SG 1	– Placemaking
CDP 2	– Sustainable Spatial Strategy
CDP 8 & SG 8	– Water Environment
CDP 9 & SG 9	– Historic Environment
CDP 11 & SG 11	– Sustainable Transport

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 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 two main issues to consider in the assessment of this application are:-

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

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

The City Development Plan consists of high level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies.

The following policies are considered particularly relevant to the application assessment:

CDP 1 – The Placemaking Principle & SG 1 – Placemaking

This Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

In order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy, and reinforced by Creating Places and Designing Streets. These are:

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

The Placemaking priorities in the Inner Urban Area are: repairing the built environment; re-establishing pedestrian priority and improving cycle connectivity; reactivating public spaces, improving green infrastructure and encouraging a mix of uses at different times of the day; and building upon and strengthening the sense of place and identity within existing communities.

The placemaking priorities in the Historic Environment are: protecting and enhancing the unique character of historic buildings, structures and settings; and promoting new development of the highest design and material quality which respects and integrates with the existing historic environment.

The proposal addresses the placemaking priorities of the site by establishing pedestrian priority, promoting new development of the highest design and material quality that will strengthen the sense of place and identity within the local community.

It is expected that all new development, depending on the nature and scale of the development, will:

- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) acknowledge the local architectural and historic context through the use of appropriate materials.

Proposals for alterations to shops and other commercial buildings should: respect the period, style and architectural character of the building; not detract from the historic character of a listed building or property within a conservation area; and not adversely affect residential amenity as a result of noise, vibration, etc.

The proposal sees to extend and overclad the existing mosque building to enhance the architectural character of the building. The resulting mosque would enhance the setting of the East Pollokshields Conservation Area and would not adversely affect residential amenity, with the use of the property having already been established.

It is expected that brick and mortar will be specified to harmonise with the tonality and texture of the existing built context. Brickwork should acknowledge and respond to existing coursing in the proposals immediate context, where appropriate. In historic areas, care should be taken to ensure the proportions of new brick facades match that of their context. When using brick to provide contrast, care must be taken that this is not at the expense of the design of the street as a whole.

Metal cladding can provide buildings with a striking contemporary appearance, however, if used inappropriately or specified with a poor quality finish it can have a negative visual effect on an area. Proposals will be judged on a case by case basis in relation to their impact on surrounding townscape. Appropriateness will depend on the quality of finish and detailing as well as the character of the surrounding environment.

The following factors are particularly important and will be considered during the assessment of a proposal: Profile Shape and Texture; Colour and Finish; Detailing of the Building Envelope.

The proposal seeks to replace a simple and unremarkable two storey brick building with an enlarged mosque which uses high quality materials, finely detailed, to produce a striking and beautifully designed building. The applicant has provided sectional drawings which show the level of detailing to the proposed brick and metal cladding. The overall quality of the finish is proposed to be tightly controlled by conditions, in order to ensure the level of detail and quality is maintained and delivered as shown in the drawings accompanying this application.

Proposals for public realm works should: improve the provision, layout and comfort of spaces for pedestrian, and where appropriate, cycle flows, taking cognisance of the needs of people with a visual and/or mobility impairment; and incorporate tree planting and soft landscaping. The materials used should: be suited to the character of surrounding buildings; respond to cues found within the existing built context; reflect the relative importance of the location; be durable and robust; and require minimal maintenance, be capable of maintaining their appearance over time and be easy and cost effective to replace.

The proposed materials and soft landscaping proposal for the site are proposed to be secured by condition. The quality of the materials and the landscaping scheme shall be required to match the design detail and aspiration of the mosque building, providing a setting of similar quality.

The proposal accords with the Placemaking priorities for a site in the Inner Urban Area and Historic Environment Character Areas, and the relevant detailed Supplementary Guidance, and therefore accords with policies CDP 1 & SG 1.

CDP 2 – Sustainable Spatial Strategy & SG 2 – Sustainable Spatial Strategy

This policy provides a spatial representation of The Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability.

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that:

1. Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy;

Comment: There are no specific policies of relevance to the application proposal in the National Planning Framework or the Clydeplan Strategic Development Plan.

2. Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;

Comment: There is no current Spatial Supplementary Guidance for the area which the application site is within.

3. Protect and promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland;

Comment: The proposal would not harm the City Centre's diverse functions and its role as the sustainable regional centre of the West of Scotland.

4. Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas;

Comment: The development site is not within the River Clyde Development Corridor.

5. Protect and reinforce town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities;

Comment: The development site is not in a town centre.

6. Support the regeneration and redevelopment of key housing investment areas;

Comment: The development site is not in a key housing investment area.

7. Utilise brownfield sites in preference to greenfield sites;

Comment: The development site includes a brownfield site.

8. Prioritise the remediation and reuse of vacant and derelict land;

Comment: The development is an extension to an existing property.

9. Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations;

Comment: The proposal is not economic development and is a place of worship serving the local community.

10. Contribute to the development of vibrant and accessible residential neighbourhoods;

Comment: The proposal is not a residential development however is a place of worship serving an established residential neighbourhood.

11. Support higher residential densities in sustainable locations;

Comment: The proposal is not a residential development.

12. Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

Comment: The site is not within the Green Belt.

13. Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme;

Comment: The proposal has been assessed against policies CDP 8 and SG 8 'Water Environment', as addressed below, and will accord with the requirements of the Metropolitan Glasgow Strategic Drainage Partnership.

14. Support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation;

Comment: The site is not adjacent to, and does not contain, a waterway.

The proposal accords with the Sustainable Spatial Strategy, and therefore accords with policy CDP 2.

Planning applications for commercial developments of more than 250m² will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. Where this is not the case, planning permission will not be granted.

The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The proposed development was subject of consultations with DRS Flood Risk Management. No objections were raised subject to conditions.

Subject to confirmation of final construction drawings of all drainage and SUDS for the development, the proposal accords with policies CDP 8 and SG 8 'Water Environment'.

CDP 9 – Historic Environment & SG 9 – Historic Environment

City Development Plan Policy CDP 9: The Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings and their settings, or by mitigating unavoidable adverse effects on them.

In spatial terms, it is the whole Conservation Area (made up of all buildings and the spaces between these buildings) that is of architectural or historic interest. Planning control is, therefore, directed at maintaining the integrity of the entire Conservation Area and enhancing its special character. Great care should be taken to ensure that any new development will preserve or enhance the character and appearance of the area.

All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a) respect and complement the period, style and architectural character of the building;
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;
- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;
- d) avoid the loss of existing traditional features of value; and
- e) not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).

The Area of the application site within the East Pollokshields Conservation Area is a 2.2m wide strip of land to the south boundary adjacent to Forth Street, measuring approximately 60m². This area of the site is most recently used for car parking and is proposed to include public realm and planting associated with the wider site plan to create a high quality pedestrian focused entrance area to the mosque. The proposal would result in a significant

enhancement to the Conservation Area and its setting, with the replacement of the existing car parking paving with a high quality public realm and planting.

Subject to protective conditions, requiring further details of the materials and planting, it is considered that the proposal would not have a detrimental impact on the character or setting of the East Pollokshields Conservation Area.

The proposal accords with policies CDP 9 and SG 9 'Historic Environment'.

CDP 11 – Sustainable Transport & SG 11 – Sustainable Transport

To encourage the use of non-car transport modes, this Supplementary Guidance sets out maximum car parking standards for certain types of development, including retailing, leisure and commercial uses. These restraint based maximum parking standards are related to public transport accessibility. These standards are consistent with the approach set out in Scottish Planning Policy (SPP), in setting more restrictive standards than the national standards where public transport is particularly good.

In accordance with its aim, SG 11 seeks to support sustainable transport objectives and does not specify minimum parking requirements for places of worship. A maximum parking standard is set at 1 space per 10 worshippers, which based on the Transport Assessment provided would be 60 car parking spaces. The proposal provides 55 parking spaces, 4 disabled spaces and three electric vehicle spaces, a total of 62 car parking spaces within the site.

While this is two spaces over the maximum standard set out in the Supplementary Guidance, it is not deemed appropriate to reduce this by the two spaces. The proposed layout prioritises pedestrian access, with a formal front entrance onto Forth Street and a generous pedestrianised entrance space to Darnley Street.

To encourage cycling, this SG aims to help meet the Scottish Government's Cycling Action Plan for Scotland vision that, by 2020, 10% of everyday journeys taken in Scotland will be by bike. The lack of secure cycle parking at a journey's end can be a disincentive to cycling for many people who may otherwise consider using a cycle for everyday travel requirements. The minimum standards set out in this SG are intended to ensure safe and secure parking at the destination for those wishing to commute, or undertake other journeys, by cycle.

Details of the cycle parking storage are indicated on the site layout and are required to be secured by a protective condition to ensure they are safe, sheltered and secure.

The proposal accords with policies CDP 11 & SG 11.

In conclusion, the proposal is considered to fully comply with the relevant City Development Plan policies.

In terms of issue (a), therefore, the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of (b), with regard to the Material considerations, these are as follows:

Letters of Representation

Total of seven objections, including a 10 signature petition, were received from members of the public. These were all objections, and the grounds may be summarised, with appropriate comment, as follows:

- The extension will have an overbearing effect on the neighbouring properties and impact on the residential amenity. The height of the extension will reduce privacy for other residents.

Comment: The applicant has provided detail context street elevations which demonstrate how the proposed extension would sit within the streetscene. This demonstrates that the majority of the mosque would sit within the scale of the surrounding buildings, with the main prayer hall and minaret rising above the surrounding building.

With the main prayer hall stepped back from Forth Street, the proposed extension would not create an overbearing effect on neighbouring properties. The frontage to Forth Street has minimal windows due to the internal arrangement, with the area for ablutions along the Forth Street frontage, which will protect the privacy of neighbouring properties.

- The proposal would disturb the character of the area and the appearance of neighbouring buildings, including listed buildings on Albert Drive. The yellow steel cladding is just a yellow big box which does not fit with the neighbouring buildings.

Comment: The proposal is an extension to an existing mosque which already contributes to the character of the area. The detailed design has been assessed above and is deemed to be of a quality and finish which would serve to enhance the character and appearance of the area and the wider East Pollokshields Conservation Area.

- Forth Street is a very busy road and has major problems with parking issues, including parking on the footpaths. The building will get bigger but the car park will get smaller.

Comment: The existing parking and traffic issues in the area have been taken into consideration and the design seeks to encourage vehicular traffic solely from Darnley Street. Cycle parking and a public transport travel pack will be provided to the congregation in order to promote non-car based journeys.

As detailed above, the proposal would provide slightly above the maximum parking standard for a place of worship. The proposal therefore accords with the City Development Plan and its aim to encourage more sustainable transport choices.

- The car park access from Forth Street will be closed and the sole access would be via Darnley Street. This will lead to safety issues and traffic jams.

Comment: The access has been considered by DRS Transport Planning and meets the design requirements to ensure safe access and egress.

- There is an existing drainage issue at the property which has not be adequately maintained. The design does not include a soakaway system which can increase the impact on the drainage system in the main roads.

Comment: The proposal has included a drainage and flood risk statement which accords with CDP 8 and SG 8, as assessed above. The proposal therefore provides adequate methods for ensuring safe drainage of the site.

- The design has no facilities for the children, such as a playground, playroom, library or gym.

Comment: The proposal includes additional space for community facilities, to be sited in the refurbished existing mosque building. This includes provision for a variety of purposes which would allow for identified needs, such as a library or playroom, to be accommodated where at present there is not sufficient space.

- The design is lacking recycling facilities which will impact on the environment.

Comment: There is a dedicated waste and recycling storage area shown on the proposed layout which has raised no objection from Neighbourhoods & Sustainability.

- Due to poor waste storage at the property, there has been a major problem of vermin at the property and the wider area.

Comment: There is a dedicated waste and recycling storage area shown on the proposed layout which has raised no objection from Neighbourhoods & Sustainability. The ongoing maintenance of this area is not a material planning consideration.

- The amount of noise that will be generated by cars will be unbearable and the additional cars will increase pollution levels in the area.

Comment: The existing parking and traffic issues in the area have been taken into consideration and the design seeks to encourage vehicular traffic solely from Darnley Street, which has no residential properties. The noise of vehicular traffic has been mitigated as far as is practical.

CONCLUSION

The development proposed would comprehensively alter and enhance the character and appearance of the existing mosque, resulting in a landmark building on the edge of the East Pollokshields Conservation Area. This redevelopment seeks to address the needs of the existing congregation and would result in a community asset that will serve the changing needs of the local community.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the attached safeguarding conditions.

Approved Drawings

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

1. 2016206/C.200 A Received 8 April 2019
2. 17-635-PL01 Received 15 April 2019
3. 17-635-PL07 B Received 15 April 2019
4. 17-635-PL08 Received 15 April 2019
5. 17-635-PL09 B Received 15 April 2019
6. 17-635-PL10 C Received 15 April 2019
7. 17-635-PL11 C Received 15 April 2019
8. 17-635-PL12 A Received 15 April 2019
9. 17-635-PL13 B Received 15 April 2019
10. 17-635-PL14 B Received 15 April 2019
11. 17-635-PL16 Received 15 April 2019
12. 17-635-PL17 Received 15 April 2019
13. 17-635-PL18 Received 15 April 2019

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

CONDITIONS AND REASONS

01. External materials shall be aluminium cladding, facing brick and precast concrete. 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 protect the appearance of both the property itself and the surrounding area

Reason: In order to protect the visual amenity of the surrounding area.
02. Detailed part elevation drawing(s) of the brick detail, at 1:10 scale, shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
03. Detailed cross section drawing(s), at 1:10 scale, and details of fittings and finish of the perforated aluminium cladding panels shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
04. Details of the perforation and colour finish of the gold aluminium cladding panels shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
05. Details of the dark grey cladding with fins, including fixing details, shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
06. Details of the back lighting of the cladding panels, including all fittings, fixtures, colour and intensity shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
07. A sample of all typical cladding panels including concrete panel, brick and rainscreen cladding, to include rail system, fixing and VPM, shall be erected on site for the inspection and the written approval of the planning authority prior to the commencement of development.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
08. Details of the precast minaret and metal work detail shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
09. Details of all rainwater goods external to the building shall be submitted to and approved by the planning authority in writing before commencement of works, and shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
10. Details of any external fittings including roof terminals, burglar alarms, air conditioning and ventilation plant, ducts and grilles, balanced flues and security fittings shall be submitted to and approved by the

planning authority in writing before commencement of works, and shall be implemented in the approved manner.

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

11. Details of all window modifications proposed in order to comply with the requirements of the Building (Scotland) Regulations shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

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

12. All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site.

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

13. Before any work on the site is begun, a Coal Mining Risk Assessment shall be submitted to and approved in writing by the planning authority. Where the 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.

14. 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, public realm, boundary treatment(s), details of trees and other features, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. 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.

Reason: To safeguard the character of the surrounding conservation area.

15. Before any work on the site is begun, a maintenance schedule for the landscaping scheme, and details of maintenance arrangements, shall be submitted to and approved in writing by the planning authority.

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

16. The applicant shall provide a travel pack for the congregation on the occupation of the extension; 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 etc.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

17. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking : locations; minimum levels; safe, sheltered and secure; and in 'sheffield' type racks. Details shall be submitted for written approval of the Planning Authority. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

Reason: To ensure that cycle parking is available for the occupiers/users of the development

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 proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries> Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
02. 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.
03. 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.

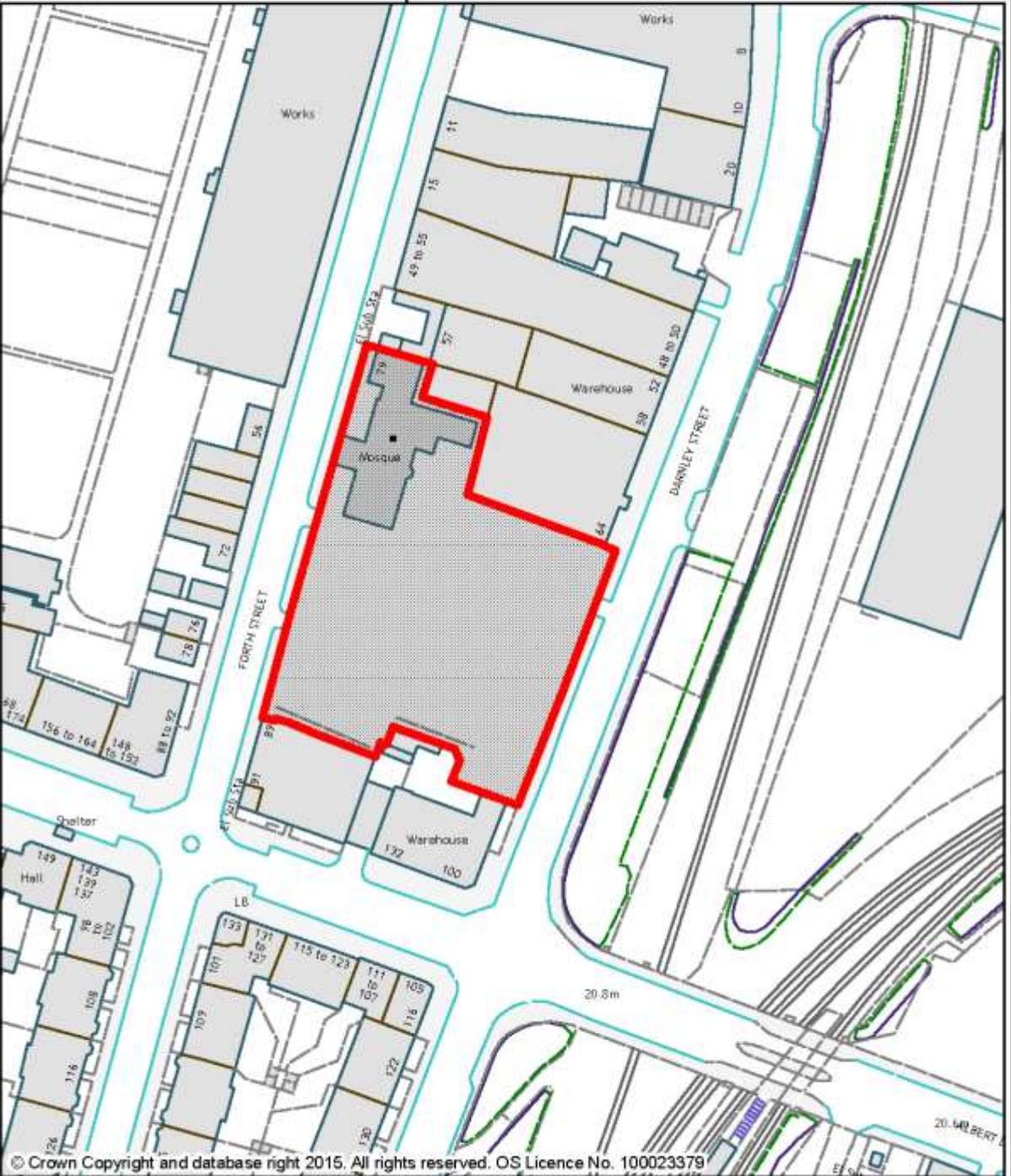
for Executive Director of Development and Regeneration Services

DC/ NMO/
22/02/2019

PLEASE NOTE THE FOLLOWING:

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