



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Neil Moran Phone: 0141 287 8684

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

APPLICATION	18/03735/FUL	DATE VALID	04.01.2019
SITE ADDRESS	Public Toilet 1001 Pollokshaws Road Glasgow		
PROPOSAL	Use of disused half of public toilet (sui generis) as cafe takeaway (sui generis) and frontage alterations.		
APPLICANT	Mr Behzad Karimi 16 Holmbank Avenue Glasgow Scotland G41 3JH	AGENT	NVDC Architects Farahbod Nakhaei Bradbury House 10 High Craighall Road Glasgow UK G4 9UD
WARD NO(S)	08, Southside Central	COMMUNITY COUNCIL LISTED	02_095, Langside, Battlefield & Camphill
CONSERVATION AREA			
ADVERT TYPE	Bad Neighbour Development	PUBLISHED	11 January 2019

REPRESENTATIONS/ CONSULTATIONS

Land And Environmental Services – Waste and Recycling	No objection.
Land And Environmental Services – Public Health	No consultation response.

Twenty six letters of representation, including a 23 signature petition, were received from Shawlands and Strathbungo Community Council and members of the public, all of which objected to the proposal. The points raised are summarised below:

- Parking
- Servicing
- Materials
- Design
- Flue
- Amenity
- Litter
- Contrary to the Development Plan and the Shawlands Town Centre Action Plan
- Demand
- Anti-social behaviour
- Signage

BACKGROUND INFORMATION

The applicant previously submitted an application for the site of the public toilets at 1001 Pollokshaws Road, reference 18/00582/FUL, for “use of disused half of public toilet (sui generis) to cafe takeaway (sui generis)”.

This application was refused for the following reasons:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposal is contrary to CDP 1: The Placemaking Principle and IPG 1: Placemaking of the City Development Plan (adopted 2017) in that the externally mounted element of the roller shutter boxes and the solid nature of the roller shutters would detract from the appearance of the property and the wider streetscene.
03. The proposal is contrary to CDP 1: The Placemaking Principle and IPG 1: Placemaking of the City Development Plan (adopted 2017) in that the proposed waste and recycling storage is inadequate and would impact on the visual amenity of the property and the wider streetscene.
04. The proposal is contrary to CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017) in that the application site is not within the adjacent Shawlands Town Centre and the proposal would not protect or reinforce the adjacent Major Town Centre.
05. The proposal is contrary to Assessment Guideline 10 of SG 4: Network of Centres of the City Development Plan (adopted 2017) in that no details of the proposed hours of operation have been provided. The proposed use may therefore seek to operate hours of operation that would unacceptably impact on the residential amenity of the neighbouring flatted properties.
06. The proposal is contrary to Assessment Guideline 10 of SG 4: Network of Centres of the City Development Plan (adopted 2017) in that the proposal would not provide a method of dispersal of fumes. The proposed use would therefore not accord with the technical requirements for food and drink uses to the detriment of the amenity of the area.

Following this refusal the applicant has revised the proposal seeking pre-application advice on the external alterations and change of use which is subject of this application.

SITE AND DESCRIPTION

The proposal consists of the change of use of the currently disused half of the public toilet block, seeking use as a café takeaway (Sui Generis). Class 3 of the Town and Country Planning (use Classes) (Scotland) Order 1997 defines Class 3 food and drink use as “Use for the sale of food or drink for consumption on the premises”. As the layout of the interior has limited capacity for onsite consumption, and a significant portion of the business would be for consumption off the premises, the proposed use does not fall within Class 3.

The proposed use has been deemed to be a Sui Generis use as the proposed use does not fall within any of the 11 defined Use Classes of the 1997 Order. The proposal has therefore been described as use of disused half of public toilet (sui generis) as cafe takeaway (sui generis) and frontage alterations. The proposed use is distinct and different from a hot food takeaway, which would a different Sui Generis use. Any future proposal to use the premises as a hot food takeaway would require a further application for a change of use.

The proposed hours of operation of the café takeaway would be 7am to 8pm and internally the proposed plan shows seating for 12. The existing public toilet use to the northern half of the building would remain unchanged by the proposal.

Externally the entire toilet block would be clad in Siberian Larch timber cladding, with dark grey aluminium shopfront introduced to the west, south and eastern elevation. Within the proposed cladding, there would be a concealed bin store to the rear of the building and a serving hatch to the rear elevation.

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

Not applicable

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

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 4 & SG 4 – Network of Centres
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.

This guidance seeks to ensure that alterations to shops and other commercial buildings enhance the appearance of buildings and the street scene generally, and cause no dis-amenity to neighbours. Small alterations are often made to commercial property, for example, to install a new frontage or canopy, fit a security feature or an air-conditioning system. All of these changes can affect the appearance and visual amenity of both the property and the street scene. When changes are made to properties within residential buildings, they can also have an adverse effect on residential amenity, for example as a result of noise.

Alterations to frontages should always be designed to take account of the age and style of the buildings in which they are located. 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. All additional fittings to commercial units and shopfronts should not detract from the visual appearance of the building by obscuring the active shop window or adding clutter to the building.

All fittings to commercial units should be located so as to minimise visual intrusion and should not detract from the appearance of the building as a whole. The following guidance applies: security over doors and windows should be demountable mesh grilles or externally mounted brick-bond shutters; roller shutters should have the shutter boxes fully recessed, flush with the frontage; and alarms and other security fittings should be mounted on the door return, rather than on the frontage itself. External fittings such as air conditioning units should be located out of sight of public view, on rear/side elevations, concealed on a roof, or in back yards.

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

The proposal seeks to comprehensively clad the existing single storey brick toilet block. Treating the property as a whole would result in an enhancement of the appearance of the property which allows for screening of the security features and bin storage. The proposal has been amended to reduce the size of the vent through the roof and to relocate this to the rear roof slope, which further minimises its intrusion into the streetscape.

The use of Siberian larch cladding as a material would complement the parkland setting of the property and the design has incorporated a designed fascia level for commercial signage. As the existing property lacks a clear signage zone, this inclusion allows for a subsequent application for Advertising Consent.

The proposal is in accordance 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. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City. 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 development proposals that protect and reinforce town centres as the preferred location for uses which generate significant footfall, including retail and commercial leisure uses.

The application site is located on the edge of the Shawlands Town Centre within the area where recent public realm enhancements have been carried out as part of the Shawlands Town Centre Action Plan. The Shawlands Town Centre Action Plan identifies the application site as a 'key gateway' into the Town Centre and the enhancement of the external appearance of the property and bringing the vacant half of the toilet block back into active use would build on the works already carried out by Glasgow City Council which aim to improve the vitality and viability of the Shawlands Town Centre.

The proposal therefore would accord with CDP 2 and the Sustainable Spatial Strategy.

CDP 4 – Network of Centres & SG 4 – Network of Centre

The City is characterised by the diversity of its Town Centres which range from nationally significant shopping destinations to small scale centres serving local neighbourhoods. They generally have a strong retail character but also provide a mix of other uses such as financial and other professional services, leisure and entertainment uses, housing, office and community facilities. They are the focus of community life within the City as well as being a significant source of employment for local people. The following principles will guide the management of development in Town Centres:

- Support local services in accessible locations;
- Maintain an appropriate balance between retail and other uses;
- Promote local distinctiveness and the quality of the physical environment;
- Encourage enterprise and accommodate new local businesses; and
- Protect them from development elsewhere that would undermine their vitality and viability.

In order to protect residential amenity, the following factors will be taken into consideration when assessing whether the location of proposed food, drink and entertainment uses is acceptable: public houses, Class 11 and Sui Generis uses must not be located within, or immediately adjacent to, existing residential buildings; and hours of operation will be agreed with the Planning Authority, based on local circumstances and the impact of the proposal on residential amenity, but shall not exceed 08:00 to 24:00 hours.

The application property is a standalone single storey building which is approximately 28.6m from the nearest residential property, a tenement property on the opposite side of Pollokshaws Road. The Sui generis use would therefore not be located within or immediately adjacent to an existing residential building. The hours of operation are proposed to be from 7am until 8pm seven days a week. Given the location, adjacent to the town centre and a bus stop on a busy main road, along with the distance to the nearest residential property, it is deemed that the 7am opening would not impact on the residential amenity of the neighbouring properties. The 8pm closing time is acceptable and underlines that the nature of the business is as a café takeaway and not a hot food takeaway.

Assessment Guideline 12 states that a food and drink use will only be considered favourably if suitable arrangements for the dispersal of fumes can be provided to the complete satisfaction of the Council. The applicant has included a rear ventilation flue for the kitchen which would, subject to conditions, address this requirement of policy to disperse cooking and heating fumes.

The proposal is therefore in accordance with policies CDP 4 and SG 4.

CDP 11 – Sustainable Transport & SG 11 – Sustainable Transport

CDP 11 states in order to encourage the use of non-car transport modes, these policies set 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.

The site is in an area identified as High Accessibility and the lack of car parking provision is in accordance with this maximum parking standard. CDP 11 requires that cycle parking is provided for commercial developments and a condition will require details of the location, level of provision and method of shelter to be submitted for approval prior to the occupation of the properties. A condition is included requiring a servicing strategy, in order to demonstrate that the servicing of the property would accord with the constraint of the bus lane on the southbound carriageway of Pollokshaws Road.

The proposal is in accordance 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

- Parking – There is no parking provided and with existing parking pressures this will most likely result in stopping in the bus lane obstructing traffic.

Comment: The City Development Plan has a maximum parking standard for commercial properties, in order to encourage the use of non-car transport uses. As assessed above, the proposal accords with policies CDP 11 and SG 11.

- Servicing – There is no provision for deliveries or waste collection this will most likely result in stopping in the bus lane obstructing traffic.

Comment: The applicant has been advised that all servicing will require to comply with existing and any future changes to Traffic Regulation Orders. A servicing strategy required to be submitted for approval, prior to the use of the property commencing, this is secured by way of a condition.

- Materials – The open timber lattice would not be a robust material for use in an urban environment. The lattice will also require frequent litter collection to clear litter and leaf debris.

Comment: The proposed material is a high quality timber cladding which has been used throughout the city, it is therefore considered to be a robust material for the urban environment. The ongoing litter and leaf debris maintenance is a matter for the applicant to carry out and is not a material planning consideration.

- Design – The cladding of the full extent of the building would considerably increase the footprint of the existing building. Although the building is not directly within a conservation area, it does front the Shawlands Cross Conservation Area, the listed Camphill Gate and Langside Halls and the recently enhanced public realm. The design proposals for a timber façade are not suitable in this location.

Comment: The design of the frontage alterations has been considered under the policy assessment above. The comprehensive nature of the works would significantly enhance the character and appearance of the property, while screening the bin storage in a discrete location. The site is not within the Shawlands Cross Conservation Area or the curtilage of a Listed Building.

- Flue – The proposed flue fronts the main road and will disfigure an already unattractive building on the edge of a conservation area.

Comment: The size and location of the flue has been amended to reduce the visual impact and to relocate the flue to the rear roof slope.

- Amenity – amenity for nearby residents and visitors would be eroded by this proposal in terms of air quality and noise.

Comment: The proposal would be subject to planning conditions relating to the flue, ensuring that it is installed and maintained to industry standards, and conditions restricting noise and opening hours. It is considered that the proposal would not adversely impact the amenity of the nearest residential properties..

- Litter – The prospect of another takeaway business based in this location is a cause of concern relating to the risk of the immediate area becoming a litter blackspot.

Comment: This is not a material planning consideration.

- Contrary to the Development Plan and the Shawlands Town Centre Action Plan. The toilet block is within the north-east gateway of the square and this will be one of the first aspects to be seen as you approach Shawlands from the City Centre. Having a poorly designed and uninspiring takeaway café would be unimpressive and mediocre. For residents and visitors.

Comment: As assessed above, the proposal accords with the City Development Plan. The application site is located on the edge of the Shawlands Town Centre within the area where recent public realm enhancements have been carried out as part of the Shawlands Town Centre Action Plan. The Shawlands Town Centre Action Plan identifies the application site as a 'key gateway' into the Town Centre and the enhancement of the external appearance of the property and bringing the vacant half of the toilet block back into active use would build on the works already carried out by Glasgow City Council which aim to improve the vitality and viability of the Shawlands Town Centre.

- Demand – There are several takeaways in the Shawlands Town Centre, this would draw custom from the existing establishments putting their business under pressure and contribute to further empty retail units in the vicinity.

Comment: This is not a material planning consideration; however it should be noted that the proposal is not for a hot food takeaway.

- Anti-social behaviour – The area already has an issue of drunk people loitering and causing disturbance. Allowing a takeaway will only exacerbate this issue.

Comment: This is not a material planning consideration and is an issue for Police Scotland to address.

- The plans include illuminated signage which seems in contrast to the historic surroundings.

Comment: Signage requires separate Advertising Consent and is not covered by the works subject of this application for planning permission. The proposal shows an intended signage zone, which is similar to a traditional fascia in height and proportions. The detail of the signage will be assessed under a separate application for Advertising Consent which the applicant is made aware of with an advisory note below.

Previous Reasons for Refusal

- The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

Comment: This revised application has been deemed to accord with the Development Plan, as detailed in the policy assessment above.

- The proposal is contrary to CDP 1: The Placemaking Principle and IPG 1: Placemaking of the City Development Plan (adopted 2017) in that the externally mounted element of the roller shutter boxes and the solid nature of the roller shutters would detract from the appearance of the property and the wider streetscene.

Comment: This revised application has addressed this reason for refusal, with an internal roller shutter within the proposed over cladding, as detailed above under policies CDP 1 & SG 1. This would result in a discrete introduction of security features which would accord with the placemaking policies of CDP 1 and SG 1.

- The proposal is contrary to CDP 1: The Placemaking Principle and IPG 1: Placemaking of the City Development Plan (adopted 2017) in that the proposed waste and recycling storage is inadequate and would impact on the visual amenity of the property and the wider streetscene.

Comment: This revised application has addressed this reason for refusal, with a bin store internal to the over cladding and discretely located to the rear of the property, as detailed above under policies CDP 1 & SG 1.

- The proposal is contrary to CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017) in that the application site is not within the adjacent Shawlands Town Centre and the proposal would not protect or reinforce the adjacent Major Town Centre.

Comment: The application site is located on the edge of the Shawlands Town Centre within the area where recent public realm enhancements have been carried out as part of the Shawlands Town Centre Action Plan. The Shawlands Town Centre Action Plan identifies the application site as a 'key gateway' into the Town Centre and the enhancement of the external appearance of the property and bringing the vacant half of the toilet block back into active use would build on the works already carried out by Glasgow City Council which aim to improve the vitality and viability of the Shawlands Town Centre. This revised application has been deemed to accord with the Policy CDP 2, as detailed in the policy assessment above.

- The proposal is contrary to Assessment Guideline 10 of SG 4: Network of Centres of the City Development Plan (adopted 2017) in that no details of the proposed hours of operation have been provided. The proposed use may therefore seek to operate hours of operation that would unacceptably impact on the residential amenity of the neighbouring flatted properties.

Comment: This revised application has addressed this reason for refusal, with proposed hours of operation of 7am to 8pm Monday to Sunday, as detailed above under policies CDP 4 & SG 4.

- The proposal is contrary to Assessment Guideline 10 of SG 4: Network of Centres of the City Development Plan (adopted 2017) in that the proposal would not provide a method of dispersal of fumes. The proposed use would therefore not accord with the technical requirements for food and drink uses to the detriment of the amenity of the area.

Comment: Environmental Health objected to due to the lack of any method of dispersal of fumes. This revised application has addressed this reason for refusal, with the introduction of a ventilation flue to the rear roof slope, as detailed above under policies CDP 4 & SG 4.

CONCLUSION

The development proposal would comprehensively re-clad the existing toilet block and bring back into active use the southern half of the building. Subject to the proposed protective conditions, the proposed use would not impact on the residential amenity of the nearest properties and the proposal would enhance the character and appearance of the streetscene and the wider Queens Park.

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

CONDITIONS AND REASONS

01. Disposal of Cooking Odours/Fumes

(a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up through the roof and terminating at a point 1 metre above the eaves. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.

(b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences. The elements to be included are:

- (i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.
- (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.
- (iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
- (iv) Air Input - An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.

(c) A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the planning authority before the use commences and shall be implemented as approved for the duration of the use.

(d) Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

02. The use of the premises shall be restricted to the following days and hours of operation: 7am to 8pm Monday to Sunday.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

03. 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.

04. All doors/entrances/gates associated with this development shall open inwards and not out over the adopted footway.

Reason: In the interests of pedestrian safety.

05. The cycle parking shall be made in accordance with the requirements of City Development Plan SG11 Cycle parking standards: locations; minimum levels; safe and secure; and in 'Sheffield' type racks with trip end facilities provided for the use of cyclists. Details shall be submitted for the written approval of the planning authority prior to the commencement of the cafe/takeaway use.

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

06. Prior to the commencement of the cafe takeaway use, the applicant shall submit a servicing strategy for the property, including deliveries and waste, for the written approval of the planning authority.

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

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

Reason: In order to protect the appearance of both the property itself and the surrounding area

08. External materials shall be timber cladding. 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(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. 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.
02. Before the ventilation system for the disposal and treatment of cooking odours from the premises is installed, the applicant should submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the proposed system will satisfy the requirements of sections (a) and (b) of the condition relating to the disposal of cooking odours/fumes.
03. Before the use commences, the applicant should, following the testing of the installed ventilation system, submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the installation meets its design specification.
04. 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.
05. The applicant is advised that 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.
06. All on street loading and or waiting will comply with existing and /or any future changes to Traffic Regulation Orders.
07. The Council has changed the procedure for the way businesses put their trade waste out on public spaces. Trade Waste will only be allowed on the streets /public lanes at certain times. This means you will need to store your business waste in your own premises or land and then put it out for collection during a pre-arranged time slot. These changes will help business comply with the Environmental Protection Act 1990 and the Waste Scotland Regulations 2012. Further Information Please contact your waste contractor for details of the changes and how they will affect you. There is also information on the Councils website with advice, support and details of the changes: www.glasgow.gov.uk/tradewasteprocedures
08. For the avoidance of doubt, the approved use of the property is as a cafe/takeaway (Sui Generis) and not a hot food takeaway (Sui Generis). Should a future user of the property seek to operate as a hot food takeaway (Sui Generis) then this would require a further application for planning permission.

Approved Drawings

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

1. D(2)100 A Received 26 February 2019
2. D(2)120 A Received 26 February 2019
3. D(2)200 A Received 26 February 2019
4. E(0)001 Received 19 December 2018
5. D(1)110 Received 26 February 2019
6. D(1)121 A Received 26 February 2019

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

for Executive Director of Development and Regeneration Services

DC/ NMO/
18/02/2019

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at www.ordnancesurvey.co.uk

If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.

 <p>Glasgow City Council Development and Regeneration 231 George Street Glasgow G1 1RX <i>Executive Director: Richard Brown</i></p>	<p>Reference No: 18/03735/FUL</p> <p>Address: Public Toilet, 1001 Pollokshaws Road</p>
<p>Scale: 1:1,250</p>	<p>Indicative Site Location Ward: 08</p>
 <p>© Crown Copyright and database right 2015. All rights reserved. OS Licence No. 100023379</p>	
<p> Location of Site (for details refer to Report)</p>	