



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Paul O'Brien Phone: 0141 287 6009

Item 2
18th June 2019

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s) and S75

APPLICATION	18/02295/FUL	DATE VALID	22.08.2018
SITE ADDRESS	Site Formerly Known As 285 Burnfield Road Glasgow		
PROPOSAL	Erection of residential development (165 units), including car parking, landscaping, access and associated works.		
APPLICANT	Bellway Homes / Arvin + Sons Limited Per Mr Ted Russell Bothwell House Hamilton Business Park Caird Street Hamilton South Lanarkshire ML3 0QA	AGENT	Iceni Director Planning Per Ian Gallacher 177 West George Street Glasgow G2 2LB
WARD NO(S)	02, Newlands/Auldburn	COMMUNITY COUNCIL LISTED	02_093, Mansewood & Hillpark Not Listed
CONSERVATION AREA	NONE		
ADVERT TYPE	Neighbour Notification	PUBLISHED	31 August 2018

REPRESENTATIONS/ CONSULTATIONS

Land and Environmental Services – Environmental Health	- No objection.
Land and Environmental Services – Waste & Recycling	- No objection.
Land and Environmental Services – Biodiversity	- No objection.
The Coal Authority (Planning & Local Authority Liaison Dept)	- No objection.
Scottish Environment Protection Agency	- No objection.
West of Scotland Archaeology Service	- No objection subject to condition.
Scottish Water	- No objection.
Network Rail	- No objection.

A total of 11 representations were received. Although some representations were not opposed to the principle of housing in this site all can be classified as objections to this proposal. One objection was received from Bailie Thornton with the remaining 10 coming from local residents and nearby businesses. Their grounds of objection may be summarised as follows:

- Negative impact on ecology
- The development will generate noise particularly at construction phase
- The proposal will generate unacceptable levels of traffic at the locus
- Proposed materials not sympathetic to the surrounding area

- Loss of residential amenity due to overlooking and loss of privacy
- Proposal will result in flooding in the area
- Verbal noise from pedestrians
- The proposal will impact further on the existing parking situation
- Development will impact negatively on local industries

SITE AND DESCRIPTION

The application seeks full planning permission for the erection of residential development (165 units) and associated works. The site is bounded to the north by 4-storey flatted tenements, industrial units to the west, Burnfield Cottages to the east and the Auldhouse Burn and railway line to the south. The site in general is relatively flat however the southern section of the site slopes steeply from north to south down into the Auldhouse Burn.

Although previously utilised as a commercial use (Toffolo Jackson - tiling, terrazzo and marble contractor) the site is not covered by any industrial designations in the City Development Plan.

The applicant proposes to erect a residential development consisting of 165 units and associated works to include formation of roads and soft landscaping. All proposed dwelling houses are to be two storey with a mixture of terraced, semi-detached and detached houses. The proposed flats are to be four storeys in height and to be spread over three separate blocks which face East onto Thornliebank Road.

In terms of materials externally, the proposed development is to be finished in a mixture of brown stonework, cream and white render, white PVC fascia and Russell Highland Cottage Red or Grey roof tiles.

The accommodation is broken down as follows:

- 2 bedroom flatted properties x 48
- 3 bedroom terraced properties x 48
- 3 bedroom semi-detached dwelling houses x 26
- 3 bedroom detached dwelling houses x 7
- 4 bedroom detached dwelling houses x 3

There will be three vehicular accesses to the site. One off Thornliebank Road which will serve the flatted element of the development and two Burnfield road serving the dwelling houses. Pedestrian permeability can be achieved through the site with pedestrians able to gain access from the flatted properties to the dwelling houses by means of a footway.

In terms of car parking provision, the majority of the dwelling houses have been provided with an in-curtilage driveway or integral garage. The remaining houses, principally terraced housing and all the flats, will rely upon the use of remote parking / parking courts. Therefore resident parking provision is 100%. Each flatted dwelling and those houses without a driveway shall be allocated a clearly marked space within an adjacent parking court therefore resulting in resident parking provision of 100%. In addition 50 visitor spaces have been provided around the site these are located both on street (within the development) and within parking courts. In total there will be 216 parking spaces throughout the development.

No cycle parking has been provided for the flatted properties however this element can be conditioned.

SITE HISTORY

- 16/03140/DC - Erection of residential development (216 units) and associated works

The above planning application was presented at planning committee and approved subject to conditions and a Section 75 Legal Agreement for open space contributions and widening of the carriageway. The Legal Agreement was never concluded and as such the application was withdrawn on 2nd May 2018 and no decision notice issued.

POLICIES

CDP 1: The Placemaking Principle & SG 1: Placemaking

CDP 2: Sustainable Spatial Strategy
 CDP 5: Resource Management & SG 5: Resource Management
 CDP 7: Natural Environment & SG 7: Natural Environment
 CDP 8: Water Environment & SG 8: Water Environment
 CDP 10: Meeting Housing Needs and SG 10: Meeting the Housing Needs
 CDP 11: Sustainable Transport & SG 11: Sustainable Transport
 CDP 12: Delivering Development & IPG 12: Delivering Development

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

An appropriate design and access statement was submitted as part of the supporting information.

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 drainage and flooding impact assessment, noise impact assessment, ecological assessment and transport assessment have all been submitted as part of the supporting information.

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

A legal agreement is required to secure a £277,132 IPG 12 contribution in addition road widening works required along Burnfield Road.

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

Not applicable

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 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 Clydeplan Strategic Development Plan and, as of 29 March 2017, 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. Some Supplementary Guidance is currently still under preparation and these items are considered as Interim Policy Guidance.

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

CDP 1 The Placemaking Principle & IPG 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.

These priorities will ensure development does not detract from the quality and character of the existing environment, but instead respects and fully integrates with the existing townscape and helps to reinforce and build on the City's assets

These priorities will help reconnect existing local communities and reactivate sustainable neighbourhoods throughout the City. Improving the quality of local facilities and amenities will help to reinforce and support the development of high quality places.

Guidance in policy IPG1, Part 1. Character and Identity, states that; '*d) Development proposals should respond to their context and reflect local character, history, the identity of their surroundings and materials.*' As per SG 1 Part 1 the site is located within an area defined as a Low Density Housing Character Area, as such the scale and massing has been aligned with these characteristics.

The 8 characteristics of lower density residential developments are:

- Unique character and identity;
- Legibility and permeability;
- Connected open space;
- Quality amenity space;
- Growing communities safety;
- Inclusivity &
- Active travel,

The proposed layout of the development incorporates elements of all the above characteristics. The re-use of this brownfield site for a residential development creates a sense of place and brings activity back to an otherwise empty site which has the potential to blight the surrounding area if not developed. There is a clear hierarchy of roads within the site in addition to the developer enabling pedestrian permeability from west to east by providing a primary footway connecting the dwelling houses to the flatted properties and beyond. This pedestrian permeability enables easy access to other modes of transport by providing a pedestrian route through the site for easy access to the nearby Thornliebank Train Station and Thornliebank Road itself which is serviced by various buses, all of which reduces the reliance on car use. All amenity spaces are over looked thus adding to surveillance within the site resulting in a safer inclusive community.

Materials

Brown stonework, cream and white render and red and grey slate is proposed however there are no details provided of the specification or pattern. As such a condition is recommended regarding a sample of all external materials including boundary treatments to be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained by the Planning Authority before the materials are used on site to ensure that the proposal meets policy guidance in IPG1, Building Materials, 5.1 which states that all new developments should; *'use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate'*.

Density

The application site is located within the Outer Urban Area and has a rating of below base accessibility. Areas designated as such should be informed by the prevailing plot size in the vicinity where a clear pattern exists, however in this instance one does not exist where and as such the layout has been justified against a set of General Principles set out within IPG1. These General Principles are: location; context and setting; the scale and massing of adjacent buildings; and public transport accessibilities and active travel opportunities.

The development proposal, for 165 dwellings on a 5.6 hectare site has a density of approximately 30 dph. The site density, taking into account the context and setting of the area, is acceptable, and accords with the General Principles of IPG 1 which at this location allows for 50 dph. The location is an outer urban area characterised by a mix of building styles. To the south east of the site lies Burnfield Cottages which are single storey cottages with living accommodation in the attic space, to the north of the site lies 4 storey flatted tenement style properties with a factory unit located immediately to the west of the site. Taking this into consideration there is no established building form within the locale.

Daylighting and Privacy

In terms of daylighting given the orientation of the buildings and movements of the sun the proposed development would have a minimal impact on the adjacent existing properties, with the orientation of the blocks resulting in shadow cast by the buildings being contained within the site for the majority of the day. The window positions have been assessed for their potential impact on privacy for existing neighbouring properties. The distance to adjacent housing is sufficient that there would be no negative impact on adjacent properties in terms of overlooking or loss of privacy.

The proposal accords with the Placemaking priorities for a site in a Low Density Housing Character Area, and therefore accords with policies CDP 1 & IPG 1.

CDP 2: Sustainable Spatial Strategy

This states that 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, among other things:

- Utilise brownfield sites in preference to greenfield sites;
- Prioritise the remediation and reuse of vacant and derelict land;
- Contribute to the development of vibrant and accessible residential neighbourhoods;
- Support higher residential densities in sustainable locations;
- Protect and enhance the integrity and character of the city's historic and natural environment.
- Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

In summary, the proposed development is considered to comply with this policy in so far as the proposed development will help strengthen the residential character of the area and the proposal will maintain the cities natural environment by providing a landscape plan that will integrate into the sites natural surroundings. In addition the Toffolo Jackson premises has been demolished leaving the site as a brownfield site, as such this proposal will be utilising an existing brownfield site.

Taking the above into consideration the proposal accords with provisions of CDP 2.

CDP 5: Resource Management & SG 5: Resource Management

All new build development is required to be supported by a Statement on Energy, in order to ensure that the development is designed to reduce the need for energy. This has not been provided, however a suitable condition is proposed which requires this to be submitted as the Building Warrant process progresses. Subject to this condition, the proposal accords with policies CDP 5 and SG 5.

CDP 7 & SG 7: Natural Environment

The Council expects that all development proposals shall be based on an understanding of the characteristics of the site, including any possible geodiversity, wildlife or habitat significance. This should be done as part and parcel of a wider placemaking approach, and prior to site clearance/preparation works beginning. The extent to which appraisal (and any follow up survey work) is required will depend on the scale, nature and location of the proposal. It may be that an initial site appraisal is sufficient but, depending on the findings, you may need to carry out further surveys for particular species or in relation to a particular habitat. For instance, if there is a watercourse, long grass or trees on the site, this could provide habitat for protected species and will need more detailed surveys.

A typical site appraisal should:

- a) Highlight any designations (including Local Geodiversity Sites) on or near to the site;
- b) Identify potential important habitats (mature trees, woodland, hedgerows, ponds or watercourses);
- c) Identify if protected species are likely to be in, or near, the site;
- d) Give an indication of the ecological data required for progressing a planning application; and
- e) Recommend if more detailed surveys will be necessary.

Where a protected or otherwise important (e.g. identified in the Local Biodiversity Action Plan or the accompanying LBAP Implementation Plan) species or habitat has been identified on, or adjacent to, the site, planning applications shall be supported by an appropriate level of information. At the time of submitting a planning application, applicants need to provide the following, as appropriate:

- a) Information on specific habitats, plants, animals (including how the site is used by them) and geology and the surrounding area, including its sensitivity, significance and value.
- b) An assessment of any potential effect of the development on these features.

- c) If adverse effects are expected, the details of proposed mitigation measures by the developer to avoid or minimise these effects.
- d) Where there is likely to be unavoidable damage or disturbance, then proposals which would compensate for the loss.
- e) A statement of whether there may be licensing requirements and, with reference to the relevant licence tests, a demonstration that a future species licence is likely to be granted

With regards to this proposal the site is not covered by any environmental protection designations in the City Development Plan. As part of the planning submission however the applicant recognised the site may have ecological importance and as such commissioned Nigel Rudd to carry out a robust Ecological Assessment. This assessment has been reviewed and its conclusions accepted. The conclusions of the report are as follows:

HABITATS:

There will be low-grade habitat loss to development which would be mitigated by the creation of public open space and private gardens. Private gardens would be inherently more biodiverse than the habitats they replace. Newly-created open space and tree and shrub planting will be designed and managed for biodiversity enhancement.

SPECIES

Badgers And Small Mammals – there is no evidence of the species using the land and there is little likelihood of the species using the Site. No further inspections/surveys are required before development starts on the land, but it is recommended the precautionary approach set out above is adopted during construction, to safeguard small mammals that might access the site.

Bats – no roost opportunities and limited forage opportunity will be affected by development as proposed.

Birds – there is potential for bird nesting in the semi-natural habitats. No further survey work is necessary, but site clearance should be undertaken outside the bird nesting season.

Other species - Invasive non-native plant species are widespread across the Site. The species will be controlled, and over time eradicated, in compliance with the provisions of the Wildlife & Countryside Act 1981 as amended.

Taking the above into consideration the proposal accords with provisions of CDP 7 & SG 7.

CDP 8: Water Environment & SG 8: Water Environment

Policy CDP 8 and Supplementary Guidance SG 8 Water Environment aim to aid adaptation to climate change, protect and improve the water environment, support the development of integrated green infrastructure throughout the City, meet the requirements of the Flood Risk management (Scotland) Act 2009 and Scottish Planning Policy 2014 and contribute to the overall reduction of flood risk and make satisfactory provision for SUDS.

Planning applications of 5 or more dwellings 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 creation of a surface water drainage strategy is fundamentally important to the design development for any new development of 5 or more dwellings. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SUDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures.

The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

The applicant has provided a Flood Risk Assessment and Drainage Impact Assessment including details of PI insurance, completed self-certification and independent check forms to the satisfaction of Development & Regeneration Services' Flood Risk Management Team. In terms of flood risk and drainage the developer as per submitted drainage drawing 18038/500/100 provided by Dougall Baillie Associates is providing a SUDS Basin to the east of the site which will hold water before discharging to Auldhouse Burn to the south of the site. All calculations have been submitted, reviewed and accepted by Development Regeneration Services.

Taking the above into consideration it is considered that the proposed development complies with the provisions of City Development Plan Policy CDP8: Water Environment and SG 8: Water Environment. In addition no objection has been received with regards to flooding from SEPA or Scottish Water.

CDP 10: Meeting Housing Needs and SG 10: Meeting the Housing Needs

This policy seeks to maintain a 5 year supply of effective housing land at all times and to deliver sufficient new housing to address housing needs in Glasgow. Such a supply is required by the SDP and by Scottish Planning Policy (SPP). The examination identified a shortfall of over 20,000 houses in the proposed plan's provision for the period 2015-2020, when considered against the housing requirement in the 2012 SDP. The reporters recommended that the council carry out an early review of the plan in order to identify sufficient housing land to meet this shortfall.

The proposed residential development on a brownfield site in a sustainable location would make a significant contribution to improving the effective housing land supply for 2015-2020. This is considered a strong material consideration in favour of the application proposal.

CDP 11: Sustainable Transport & SG 11: Sustainable Transport

Cycle Parking:

CDP 11 requires new developments to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network. The Council shall require the provision of cycle parking in new development in line with the minimum cycle parking standards, at 1 space per dwelling and residential visitor parking at a rate of 1 space per four dwellings. Cycle parking should always be safe, secure and sheltered, with visitor parking located at an easily accessible location close to the entrance area of the development.

Safe secure and sheltered cycle parking shall be provided for the 48 flatted dwellings - one space per dwelling (in line with Policy SG11 of the City Development Plan) – based on the provision of a 'Sheffield' type rack. Although the proposal does not meet the requirements set out in the City Development Plan Policy SG 11, a suspensive condition shall be set requiring details of cycle parking provision throughout the site to be approved in writing by the Local Authority prior to the commencement of works on site. For the remaining 117 dwelling houses, it is acknowledged that residents will be able to securely store cycles within their garage or within rear garden sheds / lockers.

Vehicle Parking:

SG11 states that wherever possible, every effort should be made to minimise the impact of on-street parking for safety reasons and to reduce visual impact in residential areas. On-street parking, however, will be considered where integral to the design of a development will also be considered for certain development types where off-

street parking may be neither practical nor feasible, e.g. tenement infill, terraced housing or the retention of listed buildings. The availability of on-street parking, however, cannot be guaranteed indefinitely and the Council retains the right to introduce Controlled Parking Zones (CPZs).

In terms of car parking provision, the majority of the dwellinghouses (approx. 72%) have been provided with an in-curtilage driveway or integral garage. The remaining houses, principally terraced housing and all the flats, will rely upon the use of remote parking / parking courts. Therefore resident parking provision is 100%. Each flatted dwelling and those houses without a driveway shall be allocated a clearly marked space within an adjacent parking court therefore resulting in resident parking provision of 100%. In addition 50 visitor spaces have been provided around the site these are located both on street (within the development) and within parking courts. In total there will be 216 parking spaces throughout the development.

Electric Vehicles:

New residential developments of detached, semi-detached or terraced housing with a dedicated garage or driveway require to include passive electric vehicle (EV) charging provision for the allocated parking. This requires the infrastructure to assist future installation of charging points, should residents require charging provision. The proposed residential parking will be conditioned to ensure 100% passive EV charging provision within the dwelling houses.

In new residential developments with communal off-street parking such as this one, 100% passive provision is intended to ease complications involved in managing use of, and access to, EV charging points. However, the conversion of a significant percentage of these spaces to active provision is not considered likely in the short-medium term. As a result, such developments need only provide for safeguarding capacity in the electricity network for 20% of passive spaces. The provision of individual fuse boxes will enable supply to be switched from space to space, should this be required. This aspect as above will be conditioned.

Subject to proposed conditions, the proposal accords with policies CDP 11 & SG 11.

CDP 12: Delivering Development & IPG 12: Delivering Development

This policy aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location.

Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; as well as meeting our aspirations for enhanced nature and biodiversity.

The Council will require developers to undertake an assessment of the proposal site and its surroundings in order to determine the need for, and the proposed response to, the requirements specified below in this policy. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the best solution may be to take advantage of opportunities out with the site, or to meet these requirements through the payment of a financial contribution or the transfer of land.

The proposed layout shows areas dedicated for amenity space and children's play as per drawing TK/OS/20 B submitted on 10 April 2019, which contribute towards the requirements for amenity open space. The other categories of open space, allotments (£16,402) and outdoor sports (£260,730), would be met by a financial contribution for offsite provision. Due to the constrained nature of the site, it has not been possible to meet all the requirements of IPG12. In lieu of meeting the requirements of the policy off site a developer contribution of £277,132 shall be secured through a legal agreement.

The proposal accords with policies CDP 12 & IPG 12.

In terms of issue (a), therefore, the proposal is considered to be in line 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 letters of representation, the grounds may be summarised, with appropriate comment, as follows:

Negative impact on ecology

Comment: An Ecological Assessment has been submitted as part of the planning application. The findings of this assessment have been accepted as discussed above under Policy CDP 7 and SG 7 – Natural Environment.

The development will generate noise particularly at construction phase

Comment: Construction work will always generate a certain level of noise. This can be controlled through Environmental Health legislation. The completed residential development will not result in undue noise in the locale.

The proposal will generate unacceptable levels of traffic at the locus. In addition the proposal will impact further on the existing parking situation:

Comment: The Council recognise the existing traffic and parking situation along Burnfield Road. The application was accompanied by a robust Transport Assessment (TA) submitted by Dougall Baillie Associates on behalf of Bellway Homes. In terms of traffic the TA makes reference to the following:

The existing traffic situation on Burnfield Road as per the submitted TA has been recorded as the following:

Peak Am (8.00am – 9.00) two way traffic flows = 355

Peak PM (17.00 – 18.00) two way traffic flows = 317

It is estimated that the proposed development will result in the following additional movements on Burnfield Road

Peak AM – 111

Peak PM – 106

These additional two traffic flows if rounded up to the nearest car represent an increase of 2 cars per minute along Burnfield Road at peak times. This increase is not considered to be excessive and in terms of traffic flows the proposed development is deemed to be acceptable.

With regards to parking, all proposed parking spaces for the development are to be located within the site and not along either Burnfield Road or Thornliebank Road. The Council recognise there is an existing parking issue in the locale and as such ensured the proposed development minimised the need for vehicles to park along Burnfield Road. In addition as per the submitted TA, the applicant is offering to widen Burnfield Road (along the frontage of development) by 1 metre. This widening will enable existing residents parking to be better formalised along the northern side of Burnfield Road, whilst maintaining two way traffic flow with a carriage width of 5.5 metres with a 2 metre wide footway provided for.

Proposed materials not sympathetic to the surrounding area

Comment: The area is not a designated conservation area and there are no listed buildings adjoining the site. There is a mix of materials in the locale. The developer proposes using a palette of materials which has been accepted city wide in other developments.

Loss of residential amenity due to overlooking and loss of privacy

Comment: The proposal has been assessed and there will be no undue overlooking or loss of privacy to existing properties surrounding the site.

Proposal will result in flooding in the area

Comment: A flood risk and drainage impact assessment has been submitted to and accepted by the Council as part of the submission. In addition the Scottish Environment Protection Agency (SEPA) have reviewed the submission and have not raised any objections over flooding.

Verbal noise from pedestrians

Comment: This is outwith the control of the planning department.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and letters of objection have been considered, however these do not outweigh the proposal's accordance with the Development Plan.

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. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a 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.

02. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

Reason: To ensure the ground is suitable for the proposed development.

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. Prior to the commencement of works on site, the applicant shall demonstrate to the satisfaction of the Planning Authority that written approval has been obtained from Scottish Water for connection.

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

06. The applicant shall submit a final Drainage Construction drawing for written approval by the Planning Authority prior to the commencement of works on site.

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

07. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. The developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

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

08. Prior to the commencement of works on site the following shall be submitted to and approved in writing by the Planning Authority after consultation with The Coal Authority:
- The submission of a scheme of intrusive site investigations;
 - The undertaking of that scheme of intrusive site investigations;
 - The submission of a report of findings arising from the intrusive site investigations, including the results of any gas monitoring;
 - The submission of a scheme of remedial works for approval; &
 - The implementation of those remedial works.

No work shall commence on site until these details have been submitted to and approved in writing by the Planning Authority.

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

09. Prior to the commencement of works on site additional details are required to be submitted to and approved by the Planning Authority with regards to open space provision throughout the site. These drawings shall include further details with regards to Childrens Play provision and amenity provision. No work shall commence on site until these details have been submitted to and approved in writing by the Planning Authority.

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

10. Samples of all external materials shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained by the Planning Authority before the materials are used on site.

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

11. Full details of boundary treatments for the site shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site. No work shall commence on site until these details have been submitted to and approved in writing by the Planning Authority.

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

12. 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, boundary treatment(s), details of trees and other features which are to be retained, 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.

13. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

14. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

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

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

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

16. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

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

17. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

18. Each dwelling without an in-curtilage parking space shall have an allocated parking space. Details shall be submitted to and approved in writing by the planning authority prior to occupation of the development.

Reason: In the interests of pedestrian and vehicular safety.

19. Visitor parking allocation shall be 25% evenly spread throughout the development.

Reason: In the interests of pedestrian and vehicular safety.

20. The proposed footpath leading from plot 29 to the flatted dwellings should not exceed 8% maximum gradient.

Reason: In the interests of pedestrian and vehicular safety.

21. All parking spaces and driveways shall be accessed in accordance with figure 5.6 drop kerb as per Design Guidance for New Residential Areas and to be a minimum of 5 metres in length by 2.5 metres in width.

Reason: In the interests of pedestrian and vehicular safety.

22. All proposed turning heads must conform to minimum dimensions as per the SCOTS National Roads Development Guide.

Reason: In the interests of pedestrian and vehicular safety.

23. Any access gates shall open inwards only.

Reason: In the interests of pedestrian and vehicular safety.

24. Appropriate sustainable urban drainage systems are required throughout the development. Simple index calculations are required to be submitted to and approved in writing by the planning authority prior to the commencement of works on site.

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

25. Private lighting will be required within the development. Details of which and locations shall be submitted to and approved in writing by the planning authority prior to the occupation of the development.

Reason: In the interests of pedestrian and vehicular safety.

26. All existing footways fronting the development are required to be resurfaced/rekerbed with any redundant accesses to be returned to full height footway prior to the occupation of the development.

Reason: In the interests of pedestrian and vehicular safety.

27. A flush heel kerb is required to delineate between public / private areas.

Reason: In the interests of pedestrian and vehicular safety.

28. All internal footways to be a minimum of 2 metres wide.

Reason: In the interests of pedestrian and vehicular safety.

29. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

30. 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 form part of the first application for approval under this planning permission in principle. 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.

31. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority.

The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 15% cut in CO2 emissions and the 'Silver Active' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability.

The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy. To comply with City Development Plan policy CDP 5: Resource Management.

32. The applicant should ensure that access is maintained to the watercourse for the lifetime of the

development.

Reason: To ensure regular maintenance to the watercourse can be achieved.

33. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments with communal off-street parking provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport Section 7 Electric Vehicles. In addition all new housing units with dedicated garages or driveways space shall have passive electric vehicle charging provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 7 Electric Vehicles.

Reason: In order to promote Sustainable Transport

34. The applicant shall provide a residential travel pack in each dwelling prior to occupation; 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.

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. 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.
02. The developer should advise each prospective purchaser that residents will not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
03. 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

04. The developer is required to contact Network Rail Asset Protection Engineer, 151 St Vincent Street, GLASGOW, G2 5NW. Tel 0141 555 4352. Email:AssetProtectionScotland@networkrail.co.uk to discuss the proposal and its impact on the network.
05. The applicant will require to apply to this office and be granted approval under Section 56 of the Roads (Scotland) Act 1984 prior to any works commencing on site.
06. 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.
07. The applicants are reminded of the following policies of Land and Environmental Services (Cleansing):
- REFUSE CONTAINMENT It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.
- WHEELED BIN REFUSE COLLECTION where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.
08. 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.

ADVISORY NOTES TO COUNCIL

01. The completion of a satisfactory Agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 is a pre-requisite to the issue of planning permission by the Planning Authority.

Approved Drawings

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

1. TK/08/20 B Received 10 April 2019
2. Flats 4 Storey Received 21 August 2018
3. Amended Plan TK/SK/01 L Dated 18.03.2019 Received 18 March 2019
4. 18038/500/104 Received 31 July 2018
5. 18038/100/102 Received 31 July 2018
6. 18038/100/103 Received 31 July 2018
7. 18038/500/100 Received 31 July 2018
8. 52.154.01 A Received 31 July 2018
9. 52.154.02 A Received 31 August 2018
10. 52.154.03A Received 31 August 2018
11. 52.154.04A Received 31 August 2018
12. BEN(3 BLOCK)PL 01 Received 31 August 2018
13. BEN(4 BLOCK)PL 01 Received 31 August 2018
14. BEN(5 BLOCK)PL 01 Received 31 August 2018
15. BEN(STEPPED 4 BLOCK)PL 01 Received 31 August 2018
16. BEN-ERN(6 BLOCK)PL 01 Received 31 August 2018
17. BEN-ERN(6 BLOCK)PL 01 Received 31 August 2018
18. ERIVALE PL 01 Received 31 August 2018
19. KINLOCH PL 01 Received 31 August 2018
20. LOC/001 Received 31 August 2018
21. OAKMONT DG (1203) Received 31 August 2018
22. OAKMONT PL 01 Received 31 August 2018
23. PINEHURST PL 01 Received 31 August 2018
24. PL 01 Received 31 August 2018

- 25.ROSEDALE PL 01 Received 31 August 2018
- 26.SANDHILL PL 01 Received 31 August 2018
- 27. SH FIN-A 01 Received 31 August 2018
- 28.SH-FIN-B 01 Received 31 August 2018
- 29.TF AA (9) 018 Received 31 August 2018
- 30.TF AA(9) 010 Received 31 August 2018
- 31.TK/SK/01 REV A Received 31 August 2018
- 32.VICTORIA PL 01 Received 31 August 2018

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/ POB/
06/06/2019

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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