



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Ross Middleton Phone: 0141 287 8483

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	19/02893/FUL	DATE VALID	02.10.2019
SITE ADDRESS	996 Mossbank Drive Glasgow G52 3BT		
PROPOSAL	Erection of two storey childrens residential care unit (Class 8) with car parking, landscaping and associated works		
APPLICANT	Glasgow City Health And Social Care Partnership Per Mr Brian Grant 32 Albion St Glasgow G1 1LH	AGENT	Glasgow City Council DRS PMD Per Martin Ablett 231 George Street Glasgow G1 1RX
WARD NO(S)	04, Cardonald	COMMUNITY COUNCIL LISTED	02_082, South Cardonald & Crookston
CONSERVATION AREA			
ADVERT TYPE		PUBLISHED	11 October 2019
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

The application has received 25 letters or representation. 23 of the letters were objecting to the proposal, including objections from South Cardonald Community Council, Councillor Alex Wilson, Councillor Elaine McSparran, Councillor Jim Kavanagh and Chris Stephens MSP. The main points of objection are:

- The development will result in the loss of defined Open Space. Contrary to the applicants statement the open space does have value and could be improved with planting and improved maintenance. The land could be used for allotments or community growing space;
- The development would result in the loss of much needed community space in the area. The land should be used for a replacement community building not a children's home;
- Was the site ever considered for a self-build opportunity for local residents? The local community have not benefited directly from any recent developments in the area – 3 sites have been sold off to private housing developers. Given the preference for locating our new residential care units within new build housing developments, why wasn't this pursued locally? Building this unit in isolation will make it much more difficult for it to 'form' part of the local community.
- The development is out of scale with its surroundings. A 2 storey building with parking is not suitable for this location;
- The proposal would result in traffic problems from vehicles entering and existing the proposals parking spaces. The proposal has insufficient parking which will create a parking issue. Existing street parking, 2/3 spaces,

will be lost as a result of this development. The sites proximity to the junction with Paisley Road West will impact on traffic safety. The lack of frontage parking in the immediate area demonstrates potential traffic safety concerns;

- The development should be located in a more appropriate and safer part of the area;
- I have concerns regarding the consultation process and engagement with elected members and the local community council;
- The proposals will impact on residential amenity by way of privacy, daylight and overshadowing. The proposed timber fencing would be out of character with the area;
- No site note has been erected on the site to publicise the application. The drawings do not accurately mark existing lampposts or hanging basket poles;
- As a result of this development property prices will reduce and crime in the area will increase.
- The proposal will result in an increase in air pollution to detriment of the health of existing residents and those living in the children's unit.

As well as objections, 2 letters of support were received. They state:

- The proposal children's home would be a valuable part of the community. It is well located in association with local amenities such as parks, schools, leisure facilities and clubs etc.
- Objections regarding crime and house prices are unfounded.

SITE AND DESCRIPTION

The application site is located on the east side of Mosspar Drive, immediately south of its junction with Paisley Road West. The site includes combines an area of vacant land, previously occupied by a Labour Club, and a portion of Open Space. The site extends to approximately 1050 square metres.

The site forms part of an established residential area within Cardonald which is characterised by a block pattern of development with 2 storey housing, predominantly flatted properties, fronting onto main and secondary roads. On Mosspar Drive the dominating features include large 4 in a block, or terraced flats, with short bay windows, front and back gardens. External materials are simple with mainly roughcast walls, timber or slate detailing with slate or concrete tiled roofs.

The application seeks to merge the vacant site with part of the surrounding Open Space in order to erect a children's home.

The proposal would result in the erection of a 2 storey building accommodating an 8 bed, fully accessible, home.

The building has been designed to reflect the built character of its surroundings with a large rectangular block, hipped roof and detailing on the front. The proposal would be finished in white render, with blue feature brick work, dark grey tiled roof with integrated solar tiles and upvc windows and doors. 2 parking spaces would be located to the front alongside soft landscaping.

To the rear the private open space would be primarily grassed with feature planting and seating. To the side, north-west, would be a bin store and bike shed.

The side and rear boundaries would be enclosed by a 1.8m high timber fence with the existing metal fence to the front, retained and repainted. Tree planting is proposed along the north of the site to soften the visual impact of the timber fence.

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 has been provided which outlines the particulars of the proposed development.

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

Not applicable.

POLICIES

CDP 1: The Placemaking Principle & SG 1: The Placemaking Principle

CDP 2: Sustainable Spatial Strategy

CDP 5: Resource Management & SG 5: Resource Management
CDP 6: Green Belt and Green Network & IPG 6 Green Belt and Green Network
CDP 10: Meeting Housing Needs and SG 10: Meeting the Housing Needs
CDP 11: Sustainable Transport & SG 11: Sustainable Transport

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 the Glasgow and Clyde Strategic Development Plan and the City Development Plan. There are no specific policies of relevance to the application proposal in the Strategic Development Plan. The following policies in the City Development Plan are considered relevant to the assessment of the application:

City 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:

CDP1 – The Placemaking Principle & SG1 Placemaking Principle

This Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. The Council expects development to contribute towards making the City a better and healthy environment to live in and aspire towards the highest standards of design whilst protecting the City's heritage. SG1 sets out how developers will be expected to incorporate a design-led approach within the context of the Placemaking Principle and Glasgow's interpretation of the Six Qualities of Place.

Through embedding placemaking within the planning and design process, all new development in Glasgow should be design led and should be informed by:

- a) the nature of the site;
- b) the wider site context; and
- c) the City's strategic aims, key policies and urban design objectives.

The site is located within a predominantly residential area where much of the housing stock was built in the 1930's and is formed of predominantly 2 storey rendered 4-in-a-block or flatted blocks. Whilst the design of the buildings is simple, with little architectural detailing other than short bay windows and cladding, there is a clear and uniform character to the housing in the immediate area.

The site itself previously accommodated a 1 storey timber clad public hall which was set within an enclosed garden and surrounded immediately to the north by Open Space. Directly to the north-west is a 3 sided advertising billboard structure, currently leased by City Property to JC Decaux. The public hall has since been removed after being destroyed by fire in May 2019. The site is therefore vacant.

The proposal responds to its immediate context by setting the building back, behind the line with those properties to the south. The main access and frontage would be onto Mossspark Drive. The form of the building would reflect

the predominant character of buildings in the area being rectangular with a hipped roof and complementary materials. Brick detailing is proposed centrally on the building in order to provide a response to the simple appearance of its neighbours whilst providing a visual break in the massing of the building.

The resulting building would have a front garden and larger rear amenity space, a characteristic of those dwellings immediately surrounding the site. The density and general scale of the proposal is consistent with the immediate surroundings.

Overall the design and scale of the proposal is consistent with dwellings in the immediate area and provides a positive response to the general vernacular of housing in Cardonald.

Materials

SG1, Building Materials, 5.1 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'. The proposal includes a predominantly white rendered façade with a 'Timanfaya blue brick' vertical feature on the front and rear elevations. The main roof finish would be tiled with solar tiles integrated into the roof. The use of white render is generally discouraged in large areas due to its limited durability and many examples of staining as a result of weather, pollution and poor detailing. As there is limited information to demonstrate that architectural detailing to shed water from the surface of the render or the location of expansion joints, venting and exterior flues has been provided, a condition could be attached requiring more detailed architectural elevations and a study on potential type, colour and texture of the render in order to allow further consideration of the appropriateness of the use of white smooth render. In principle however, the use of a render system would reflect the building character of the area.

Daylighting and Privacy

In terms of daylighting given the orientation of the buildings and movements of the sun the proposed development would have no impact on the adjacent existing properties.

In terms of privacy the window positions have been assessed for their potential impact on privacy for existing neighbouring properties. The distance of windows on the front and rear, to adjacent housing, is sufficient that there would be no negative impact on adjacent properties in terms of overlooking or loss of privacy. Proposed side windows on the east elevation would be located within 10 metres of the boundary, however a condition could be applied requiring these windows to be fitted with obscure glazing.

Subject to condition the proposal accords with the policy CDP 1 & SG 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, through landscaping and screen planting, integrate into the sites surroundings. In addition the former labour hall which once sat on the site 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 been provided to the satisfaction of the planning authority and shows a commitment from the applicant to build a sustainable development, however, overall compliance is dealt with as a suspensive planning condition which is then verified by Building Control at the Building Warrant stage.

In this case as the proposal is a Non-Domestic development, as defined by the Building Regulations, the developer is required to meet the Gold Aspect 1 plus the required minimum of 20% carbon emissions abatement.

The applicant has designed the development to fully achieve this standard and this will be achieved by:

- Improved U values;
- Natural Ventilation
- Energy efficient lighting; and
- Integrated renewable energy, in the form of an air heat pump and photovoltaics

Subject to a condition requiring compliance with the above standards the proposal would comply with CDP5 and SG5.

CDP 6: Green Belt and Green Network & IPG 6 Green Belt and Green Network

This seeks to ensure than new development will not adversely affect the existing Green Network, but will help deliver an enhanced/extended Green Network as an integral/functioning part of neighbourhoods, that can be sustained over time. There is a strong presumption in favour of the retention of publicly useable and demand led open space. **IPG6** provides advice on specific development within the Green Network outlining the criteria that must be met in order to consider the loss of Open Space.

The vast majority of the proposed development is on the site of a former Labour party club but parts of the site fall within an area of Open Space, primarily allocated as Amenity Greenspace. Amenity Space is defined as Publicly Useable as defined by IPG6.

The amenity greenspace includes a large, triangular advertising hoarding at its western end that encloses part of the greenspace and makes it relatively unusable. The remainder of the greenspace lies to the south and east of the advertising hoarding, between it and the site of the former club and to the east of the advertising hoarding, between it and the closest house on Paisley Road West. This second area is the larger of the two and slopes sharply down from Paisley Road West, to the north, before flattening out in the centre of the site.

Whilst the proposed building itself would be located completely within the curtilage of the former Labour club (and therefore does not impact on the protected open space), the wider proposal encroaches into both of these areas. A strip on the eastern end of the smaller area is proposed for use as bin stores and for cycle parking, while a strip on the north side is to be enclosed, by a timber fence, as garden ground for the unit.

It appears that there is access to the space, from Mossspark Drive, presumably for access the advertising hoarding but which would also provide access for the public. Whilst the space appears to be maintained as mown grassland, it is not maintained by the Council

IPG 6 states that there may be some circumstances in which the Council will permit development on publicly useable open space, including where:

- a) the open space has little open space value when considered against the relevant criteria in BOX 1/Figure 1 of IPG6; or
- b) the proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or

- c) the proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost; or
- d) it is to be developed in accordance with an approved masterplan that provides for a redistribution of open space to be delivered in line with this IPG and that provides equivalent or enhanced functionality (BOX 1, 2a);

In this instance, whilst the applicant has provided a statement which assesses the quality of the open space against criteria a), as the proposal would result in partial, rather than total loss of the Open Space, and there exists an opportunity for Open Space enhancement, the proposal should be considered against criterion b.

Whilst the proposal would result in the loss of a small strip of the open space to development (i.e. the bins and bike stores to the west of the new building), it is considered that this is of a scale that would not adversely impact on the existing function of the space as grassland.

The strip to the north would involve the loss of an additional strip, but this is proposed as grassed garden ground. Whilst this represents a loss of public open space in a part of the City where the proposed quantity standard is not met (as set out in the draft Open Space Strategy), the proposal is of a scale and nature that would justify an exception being made under criterion b of para 4.3 of IPG6, providing compensation for its loss is provided through the incorporation of enhancement measures on the remaining amenity space.

This enhancement could be in the form of wildflower planting or nature-friendly landscaping that would provide benefits for people and wildlife. To achieve this a condition could be applied requiring full details of the proposed enhancements which should be completed following construction of the proposed development.

Subject to condition the proposal would comply with CDP6 and IPG6.

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

This policy aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. In support of this SG10 provides guidance on the locational and residential amenity implications of development proposals for residential and visitor accommodation. This includes care in the community housing.

SG10 seeks to ensure that all care in the community developments enjoy a high level of residential amenity and effectively integrate with their surrounding environment. Care in the community accommodation is supported in locations with good access to active travel routes and a frequent public transport service; and in locations with good access to shops, services and community facilities. It is imperative that the design of the development meets the needs of users of the accommodation or facility, therefore the design and layout must be tailored to the type of development and the people that will reside there or use the facility on a frequent basis.

In short, the guidance expects that all new development of this type should:

- a) Meet placemaking and design standards, as set out in SG1: Placemaking and Design;
- b) Provide a mix of accommodation units, where appropriate;
- c) Provide high quality indoor and outdoor amenity space;
- d) Demonstrate high standards of design and inclusive design;
- e) Ensure safe, easy and inclusive access for all people regardless of disability, age or gender, both into the building or site and to local amenities such as shops, community and leisure facilities;
- f) Ensure adequate privacy levels are maintained for residents;
- g) Demonstrate no adverse impact on the character and amenity of the surrounding area; and
- h) Demonstrate that it is compliant with the Care Inspectorate's National Care Standards.

The Councils Health and Social Care Partnership has a statutory requirement to provide the highest standards of care to vulnerable young people, who for a variety of reasons, cannot reside with their own families, and as a result require to be accommodated in local authority residential care. In 2009 Phase 1 of a new build programme was approved by the Councils Executive Committee which has resulted in significant investment in the quality of the children's care housing stock and an increased number of bed spaces. So far 13 new buildings have been provided across the city. After a lengthy site search this application site was identified in order to replace an existing unit located on the South side of Glasgow which is no longer fit for purpose.

With respect to the criteria set out in SG10 the following comments can be made.

- a) As demonstrated above the design and scale of the proposal is consistent with dwellings in the immediate area and provides a positive response to the general vernacular of housing in Cardonald;
- b) The development is for a children's care home as such this criteria would not be applicable;
- c) The proposal would include internal living and communal areas as well as a large area of external space. A detailed landscaping plan would ensure that the external spaces were of high quality;
- d) The design is based on the requirements for the children's care and welfare. An 8 bedroom house with 2 shared living rooms and large kitchen and dining room has been developed as the most efficient size for generating a family environment and providing a 'homely' environment for the children;
- e) The site is well located for direct access to Cardonald Library, Cardonald Primary School and Lourdes Secondary School that are within a 10 minute walk from the house. The house is also a 15 minute walk to Cardonald Campus of Glasgow Clyde College. Glasgow Club Bellahouston is 1 mile away. Mosspark Railway Station is an 8 minute walk from the site providing direct transport into the City Centre as well as the main bus routes which are located on Paisley Road West, directly to the north of the site. The internal and external spaces forming part of the development are designed to accommodate level access to potentially disabled occupants;
- f) Screen fences and natural landscaping will provide sufficient privacy for residents;
- g) The site is within an established residential area. The development has been designed so as to blend in and compliment the built character of the area. The proposal would have a positive effect on the character and visual amenity of the area;
- h) The design is based on the requirements for the children's care and welfare, reflecting the design of modern children's care homes. The applicant has confirmed that the proposal would meet the Care Inspectorate's National Care Standards.

Overall the proposal would result in the delivery of a children's care home on an existing brownfield site. The proposal demonstrates a high level of design quality and would provide a positive living environment for children. The proposal would comply with CDP 10 and SG10.

CDP 11: Sustainable Transport & SG 11: Sustainable Transport

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 2 staff and residents and vehicle parking at 1 space per 16 residents.

Cycle parking should always be safe, secure and sheltered, with parking located at an easily accessible location close to the entrance area of the development. 100% passive electric vehicle charging must be built into the scheme.

In this case 2 parking spaces are provided to the front of the development with opportunities for vehicle charging built into the design of the spaces. Cycle parking would be provided in the rear garden within a proposed bike shed, which would be covered and locked. The level of cycle parking would exceed the minimum requirements of 4 spaces plus 1 space per 2 staff.

Whilst there are no concerns regarding the location of the vehicle ingress/egress the design of the frontage parking was amended to allow vehicles to exit the site in a forward gear. This is achieved by placing the spaces parallel to the road with a minimum 6 metre aisle behind.

There are no other concerns regarding traffic/trip generation from the development given the limited scale of the proposal.

The proposal complies with CDP11 and SG11.

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:

- The development will result in the loss of defined Open Space. Contrary to the applicants statement the open space does have value and could be improved with planting and improved maintenance. The land could be used for allotments or community growing space;

Council Response: The development has been assessed against Policy CDP6 and IPG6 whereby the minor loss of amenity space could be mitigated through environmental improvements to the remainder of the Open Space. A condition could be applied requiring detailed plans for these improvements. The applicant would be encouraged to engage with the community to ensure that the improvements meet their needs.

- The development would result in the loss of much needed community space in the area. The land should be used for a replacement community building not a children's home;

Council Response: Noted. There is no requirement to replace the community space. The application proposes a children's home within an established residential area. The use of the land for this purpose is compliant with the City Development Plan.

- Was the site ever considered for a self-build opportunity for local residents? The local community have not benefited directly from any recent developments in the area – 3 sites have been sold off to private housing developers. Given the preference for locating our new residential care units within new build housing developments, why wasn't this pursued locally? Building this unit in isolation will make it much more difficult for it to 'form' part of the local community.

Council Response: The application proposes a children's home within an established residential area. The use of the land for this purpose is compliant with the City Development Plan. There may be opportunities to provide a children's care home in new development elsewhere but this is not relevant to this application. Self build opportunities are being provided elsewhere in the City.

- The development is out of scale with its surroundings. A 2 storey building with parking is not suitable for this location;

Council Response: As stated above it is considered that the scale and design of the development is reflective of the type of buildings in the immediate surroundings and will provide a positive addition to the street.

- The proposal would result in traffic problems from vehicles entering and existing the proposals parking spaces. The proposal has insufficient parking which will create a parking issue. Existing street parking, 2/3 spaces, will be lost as a result of this development. The sites proximity to the junction with Paisley Road West will impact on traffic safety. The lack of frontage parking in the immediate area demonstrates potential traffic safety concerns;

Council Response: The proposal and associated parking is located a sufficient distance from the junction to ensure the safety of road users. There are no road traffic concerns regarding the proposal. The frontage parking has been amended to ensure all vehicles ingressing and egressing the site do so in a forward gear. A number of properties opposite and neighbouring the site have frontage parking. Sufficient off-street parking has been provided.

- The development should be located in a more appropriate and safer part of the area;

Council Response: The application proposes a children's home within an established residential area. The use of the land for this purpose is compliant with the City Development Plan.

- I have concerns regarding the consultation process and engagement with elected members and the local community council. No site note has been erected on the site to publicise the application;

Council Response: The statutory consultation and publication processes for a development of this scale have been carried out and are compliant with legislation. No site notice is required for a development of this type. The proposal does not fall within the category of Major planning applications so no formal Pre-Application Consultation with the local community were required.

- The proposals will impact on residential amenity by way of privacy, daylight and overshadowing. The proposed timber fencing would be out of character with the area;

Council Response: As outlined above there would be no detrimental effect on the privacy or daylight of neighbours. Overshadowing would be contained within the site. The proposed timber fencing would be reflective of many existing boundary treatments in the area, planting is proposed in order to soften the visual impact of the fencing.

- The drawings do not accurately mark existing lampposts or hanging basket poles;

Council Response: Noted. The applicant understands that any requirement to move existing lampposts or basket poles will be at their own expense. In principle, this could be accepted.

- As a result of this development crime in the area will increase;

Council Response: No evidence to support this claim has been provided. The proposal is for a care home that is designed to provide a positive environment for children. Should any anti-social behaviour occur this would be a matter for Police Scotland.

- As a result of this development property prices will reduce;

Council Response: This is not a material planning consideration.

- The proposal will result in an increase in air pollution to detriment of the health of existing residents and those living in the children's unit.

Council Response: Whilst the site is not located within an Air Quality Management Area it is not expected that traffic generated by this development would be significant given the scale of the development and the sites proximity to existing local facilities.

As well as objections, 2 letters of support were received. They state:

- The proposal children's home would be a valuable part of the community. It is well located in association with local amenities such as parks, schools, leisure facilities and clubs etc.

Council Response: Agreed. The development would result in the positive development of an existing brownfield site. The site is well located for residents to access local facilities.

- Objections regarding crime and house prices are unfounded.

Council Response: Noted. As stated above property prices is not a material planning consideration. Any anti-social behaviour would be a matter for Police Scotland.

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 following suggested conditions.

CONDITIONS AND REASONS

01. Prior to the commencement of development the following information will be required:

- detailed colour study for the proposed rendering system that demonstrates potential colour options for the exterior;
- detailed section and elevation drawings of key elements of the building facades, to a scale of 1:20, demonstrating how water will be collected and shed off of the building, expansion joints and venting;
- full details and specifications of the proposed materials and the solar tiles;
- details of the design and location of the proposed air source heat pump.

For the avoidance of doubt samples and/or product literature of all proposed external materials shall be submitted to and approved by the Planning Authority in writing in respect of type, format, colour and texture. This written approval shall be obtained for all external materials before their use on site. A sample panel of the facing brick, including mortar joints, shall be erected for inspection and written approval of the Planning Authority. This written approval shall be obtained before the facing brick is used on site, and the approved sample panel shall remain in place throughout construction.

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

02. 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, a programme for the implementation/phasing of the landscaping in relation to the construction of the development, and a maintenance schedule for the landscaping scheme. 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.

03. That prior to the commencement of development a detailed landscaping and open space improvement plan shall be submitted for the written approval of the Planning Authority. The plan shall include any hard and soft landscaping works, details of proposed planting, boundary treatments, a programme for the implementation/phasing of the landscaping in relation to the construction of the development, and a maintenance schedule for the landscaping scheme. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme. For the avoidance of doubt this plan shall incorporate the remaining Amenity Open Space located to the north and north-east of the application site. The scheme should include wildflower planting or nature-friendly landscaping that would provide benefits for people and wildlife.

Reason: To ensure the loss of open space is mitigated through improvements to the remaining amenity space.

04. Any trees or plants, approved under conditions 2 and 3, 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.

05. 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 20% cut in CO2 emissions and the 'Gold Aspect' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability Standard.

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.

06. That notwithstanding the details in the approved plans the proposed windows on the side, east, elevation shall be fitted with obscure glazing. This obscure glazing shall be maintained in perpetuity.

Reason: To protect the privacy of neighbouring residential properties.

07. Passive electric vehicle charging provision is required for 100% of car parking spaces in new developments with off-street parking provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport Section 7 Electric Vehicles. Details shall be submitted to and approved in writing by the planning authority prior to the commencement of construction works on site.

Reason: In order to promote Sustainable Transport

08. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease unless otherwise agreed by the Planning Authority in writing. A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed 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

Approved Drawings

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

1. DR(1) EL-002 NORTH AND WEST ELEVATIONS Received 20 September 2019
2. DR(01) 00-001 GROUND FLOOR PLAN Received 20 September 2019
3. DR(01) 01-001 LEVEL 1 PLAN Received 20 September 2019
4. DR(01) 02-001 PROPOSED ATTIC PLAN Received 20 September 2019
5. DR(01) EL-001 SOUTH AND EAST ELEVATIONS Received 20 September 2019
6. DR(01) EL-003 STREET ELEVATION AND SECTION Rev 01 Received 18 November 2019
7. DR(01) RL-001 ROOF PLAN Received 20 September 2019
8. DR(01)SE 001 SECTION THROUGH ENTRANCE Received 20 September 2019
9. DR(EX)00 001 LOCATION PLAN Rev 01 Received 18 November 2019
10. SECTION THROUGH BUILDING Received 26 September 2019
11. DR(01)00-001 SITE LAYOUT Rev 02 Received 18 November 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/ RMD/
20/11/2019

BACKGROUND PAPERS

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.

