



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Paul O'Brien Phone: 0141 287 6009

Item 1

22nd October 2019

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s) and S69		
APPLICATION	18/02588/FUL	DATE VALID	11.09.2018
SITE ADDRESS	Peter McEachran House 12 Kennyhill Square Glasgow		
PROPOSAL	Erection of flatted residential development (36 units)		
APPLICANT	Home Group 321 Springhill Parkway GLASGOW G69 6GA	AGENT	Grant Murray Architects Per Curtis Hold 30 Bell Street GLASGOW G1 1LG
WARD NO(S)	22, Dennistoun	COMMUNITY COUNCIL	02_045, Dennistoun
CONSERVATION AREA	NONE	LISTED	Not Listed
ADVERT TYPE	District Approval Bad Neighbour Development	PUBLISHED	21/09/2018

SUPPLEMENTARY REPORT

As members will be aware, this application was presented to the Planning Committee at its meeting on the 1st October 2019 with a recommendation to grant full planning permission, subject to conditions and a Section 69 Legal Agreement to secure of a financial contribution of £19,560 in relation to a shortfall in amenity space. Following discussion, Committee decided to continue consideration of the application to enable the applicant to address concerns raised with regard to the shortfall in parking provision.

Following a review of the proposed layout the applicant has increased on-site car parking provision by a further 8 spaces. This now brings the total number of on-site parking spaces up from 16 spaces to 24 spaces. This reflects a car parking ratio increase from 45% to 67%. The applicant has achieved this without losing any of the 6.3 metre landscaped buffer separating the site from Alexandra Park. The amended proposal incorporates 6 new parking spaces within the private parking court and two new additional spaces at the eastern edge of the new access. The applicant has indicated that in technical terms due to the requirement for an adopted turning head, 100% parking provision (as originally proposed) is not possible.

In conclusion, the applicant has emphasised their commitment to constructing a high quality development on this brownfield site which they feel will enhance the character of the area. On the basis of the previous assessment of the application in the attached report and the supplementary information provided in response to the Planning Committee's request, it is recommended that planning permission be granted subject to conditions and a Section 69 Legal Agreement in respect of the amenity space financial contribution.

COPY OF ORIGINAL REPORT TO DEVELOPMENT AND REGENERATION (DEVELOPMENT APPLICATIONS) SUB COMMITTEE

REPRESENTATIONS/ CONSULTATIONS

Land and Environmental Services – Environmental Health	- No objection.
Land and Environmental Services – Waste & Recycling	- No objection.
Scottish Water	- No objection.
Scottish Environment Protection Agency	- No objection

In total 25 representations were received to the proposal, all of which were objections. These representations can be broken down as follows:

1 objection was received from Paul Sweeney MSP who raised concerns over a loss of privacy, lack of parking and the proposed development not being in keeping with the existing streetscape of the area.

1 objection was received from Councillor Kim Long who objected on the grounds of not enough parking being provided for, loss of privacy into neighbouring backcourts, unsympathetic materials and design and inadequate access into the site.

An objection was received from Dennistoun Community Council along with a petition signed by 65 local residents, another 21 individual objections were received. The reasons' for objection may be summarised as follows and are discussed in detail in the Assessment and Conclusions section of this report:

- Loss of view;
- Damage to historic nature of the area;
- Lack of parking in the area;
- The proposal is out of keeping and scale with the surrounding properties;
- Noise pollution;
- Traffic problems;
- Loss of privacy and sunlight to neighbouring properties;
- Affect property prices in the area;
- Poor overall design and use of render; &
- Lack of adequate access.

SITE AND DESCRIPTION

The application site is an area of brownfield land (approx. 3250 sqm) within an established residential area in Dennistoun (Ward 22 – Dennistoun). The site directly abuts Alexandra Park along its entire northern boundary, with the northern green of the historic St. Rolox Bowling Club forming the entire western boundary. The eastern boundary is formed by the grounds of the neighbouring Parkhill School, while the southern boundary is predominantly defined by the blank gable of the late Victorian sandstone tenements on Kennyhill Square & their backcourt areas. The site has a relatively flat topography with no significant level difference throughout the site.

The most recent building on the site was the Peter MacEachran House (a two storey nursing home) which once sat on the site but has since been demolished (circa 2017) and the site has been cleared. A number of mature trees surround the site to the north within Alexandra Park namely, three Ash trees and one Swedish Whitebeam, in close proximity to the sites boundary.

The site is in the inner urban area, and has high accessibility for public transport. Alexandra Parade/ Cumbernauld Road functions as one of Glasgow's main arterial routes, and is a high frequency bus corridor. Alexandra Parade rail station is approximately 400m walking distance to the west. There are local shopping opportunities adjacent to the site on Alexandra Parade and Cumbernauld Road which form part of the designated Alexandra Parade Local Town Centre.

During the processing of this application, the applicant has submitted amended proposals as a result of technical considerations. These changes may be summarised as follows:

- Reduction in parking provision from 36 spaces (100%) to 16 spaces (45%);
- Introduction of landscaped buffer between development and Alexandra Park;
- Minor elevation changes (materials change to facing brick and introduction of balconies).

These changes have been accepted as a variation to the application in accordance with section 32A of the Town and County Planning (Scotland) Act 1997 (as amended), and are not considered to be sufficiently material to require re-notification of interested parties.

Proposal

It is proposed to build a total of 36 residential flats. Home Group has confirmed that the development will be for mid-market rent. The accommodation schedule is as follows:

1 Bed Flats X 12
2 Bed Flats X 20
2 Bed Wheelchair Adaptable Flats X 4

TOTAL – 36 FLATTED PROPERTIES.

In total there are 12x 1 bed flats and 24 x 2 bed flats (of which 4 are wheelchair adaptable) within the development. This is split evenly into 6 flatted properties per floor over 6 floors. All four wheelchair adaptable flats are located on the ground floor, 3 of which have their own private garden / amenity terrace.

The scale of the proposals have been designed to directly tie into the well-established ridge heights throughout the Cumbernauld Road, Kennyhill Square & the wider Haghill area.

While the form is undoubtedly modern, strong design cues have also been taken to reflect the architectural characteristics of the neighbouring Victorian tenements. The heavy reliance on masonry elements and the colour & character of this masonry, have been carefully considered to add weight & to reflect the red sandstone that is so dominant in the surrounding area. Window proportions & the size of window ingoes, particularly to the principal elevation overlooking the park, have been carefully considered & positioned to reflect the repeating fenestration pattern so prevalent throughout the neighbouring tenements. The same approach has been taken to the interplay between solid and void. These design cues have been integrated to root the building within its local context & to strengthen the design, rather than in some pastiche attempt to replicate a Victorian sandstone tenement. In terms of materials a mixture of Forterra 'westcroft red multi facing brick' with ibstock 'Drumquin' facing brick, trespa rainscreen panels on balconies and at entrance ways and a vieo-zinc roof.

The proposals have been carefully designed to complete the urban block by respecting the building line established within Kennyhill Square, and by closely mirroring the building line at Easter Craigs on the opposite side of the square. The mirroring of Easter Craigs has also been reflected in the decision to position the car parking to the front of the building - in the heavily overshadowed area of the site; and by the clear distance to the neighbouring 4 storey tenements

The 15m deep backcourts serving the new development will also ensure generous amenity space for the new flats, but just as important it will ensure sufficient privacy for the existing backcourt areas of the neighbouring tenements – something further helped by the well-established 15m high trees along this boundary.

All refuse has been located within designated timber stores within the backcourt areas, all of which are within 30m of the public carriageway. The bin route is less than 1:20 along its full length, is suitably hardstanding & is 1.5m wide. The Cleansing Department will be given key access to the locked gate at the gable of Kennyhill Square to allow collection access. 6no. 1280 litre bins for general refuse have been provided, with a further 12 no. 240 litre blue mixed recycling bins also being provided.

Access and Parking:

It is proposed to upgrade the existing footpath and road between the site and Kennyhill Square, with the path and road re-finished in tarmac. The vehicle access is taken from Kennyhill Square and comprises of a 5.5metre carriageway with a 2 metre wide footway on both sides of the road. A turning head will be provided at the bottom

of Kennyhill Square. The parking court shall be finished using 'Tobermore Tegula Hydropave' permeable 'Natural' and 'Tobermore Tegula Hydropave' permeable paving 'Slate' paving to soften its visual impact and to create delineation between carriageway and parking space. The parking spaces will be allocated by the landlord and a condition has been attached to ensure this.

In terms of cycle parking 36 bicycle spaces have been provided at the rear of the development by means of 3 12 cycle eco shelters, with an additional 10 visitor cycle spaces being provided to the front of the development (5 no Sheffield style bike stands).

On-site Amenity Open Space and Landscaping:

The site abuts Alexandra Park to the north. To soften the visual impact of the development and to ensure no development affects the 3 large Ash Trees and the Swedish Whitebeam tree which are close to the sites boundary the applicant has created a 6.3 metre landscaped buffer between the proposed car parking and its boundary with Alexandra Park.

To the front of the development the applicant proposes the use of 'defensible shrubs', which will not only act as a buffer between the car parking/ path but will be used as grass swales to help with drainage on site therefore using the natural environment to help with technical drainage solutions.

To the rear of the site is a private back court area. This back court contains an area of grass which can accommodate emergency drying greens as well as offering an element of amenity. In addition to this communal area of open space, 5 of the 6 ground floor properties have a separate area of private amenity directly outside their property.

Cherry Trees will be planted both within and at the edge of the parking court.

Sustainability

Given the planning application was submitted prior to 1 September 2018 the applicant has designed the development to fully achieve Silver Active Standard. This will be achieved by the following:

Basic Design Decisions

- locating all living areas to face due south, south east or south west.
- large areas of glazing to the southern elevations to take advantage of the solar gain (i.e. Fabric First Approach).
- reducing size of windows to the northern elevation.

Additional Passive & Low and Zero Carbon Features Included specifically to reduce carbon footprint

- 4 no. 250W photovoltaic panels & inverter per flat, all fitted to face due south at the optimum 30 degrees.
- Smart Electric Meters installed to all properties.
- Low Air Infiltration Rate.
- High levels of insulation below the ground floor, at intermediate floors, external walls and roofs – with only rigid insulation used to some properties.
- Triple Glazing to the north elevations with high quality double glazed windows to all other elevations.
- 100% low energy light fittings.

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 and sun path test 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, has been submitted as part of the supporting information.

B. Summary of the terms of any Section 69 planning agreement

A legal agreement is required to secure a £19,560 IPG 12 for open space amenity.

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 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

ASSESSMENT AND CONCLUSIONS

Section 25 and Section 37 of the Town and Country Planning (Scotland) Act 1997 as amended, 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.

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:

CDP 1 The Placemaking Principle & SG 1 The Placemaking Principle

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 SG1, 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 Higher Density Housing Character Area, as such the scale and massing has been aligned with these characteristics.

The 8 characteristics of higher density residential developments are:

- Street Edge;
- The Successful Elements of Glasgow Tenement Living;
- Legibility;
- Connected Sustainable Infrastructure;
- Materials;
- Public Transport;
- Active Travel; &
- Amenity Space,

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. The proposed development is a modern interpretation of the tenement form with reliance on sustainable modes of transport rather than use of the car.

Materials

A mixture of Forterra 'westcroft red multi facing brick' with ibstock 'Drumquin' facing brick, trespa rainscreen panels on balconies and at entrance ways and a vico-zinc roof. A condition is attached 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 SG1, 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 Inner Urban Area and has a rating of high accessibility. In areas designated as such higher densities can be supported in line with the General Principles of: location; context and setting; the scale and massing of adjacent buildings; and public transport accessibilities and active travel opportunities.

The development proposal, for 36 flatted dwellings on a 0.32 hectare site has a density of approximately 112 dph. The site density, taking into account the context and setting of the area, is acceptable, and accords with the General Principles of SG 1 which at this location allows for higher densities. The location is an inner urban area characterised by 4 storey sandstone tenement properties. The proposed scale and density is considered to be in keeping with the immediate 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, these sun movements have been represented in a diagram by the applicant and have included different times for mid-summer and spring/autumn equinox. The orientation of the block will result in a shadow cast by the building being contained either within the site or north into the adjoining Alexandra Park for the majority of the day.

In terms of privacy 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 proposed windows will only over look communal back space of the nearby tenements and will not directly over look any living accommodation.

The proposal accords with the Placemaking priorities for a site in a Higher Density Housing Character Area, and therefore accords with policies 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 maintain the city's natural environment by providing a landscape plan that will integrate into the sites natural surroundings. In addition the former Peter McEachran Nursing home which once sat on the site has been demolished (circa 2017) 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.

Given the planning application was submitted prior to 1 September 2018 the applicant has designed the development to fully achieve Silver Active Standard. This will be achieved by the following:

Basic Design Decisions

- locating all living areas to face due south, south east or south west.
- large areas of glazing to the southern elevations to take advantage of the solar gain (i.e. Fabric First Approach).
- reducing size of windows to the northern elevation.

Additional Passive & Low and Zero Carbon Features Included specifically to reduce carbon footprint

- 4 no. 250W photovoltaic panels & inverter per flat, all fitted to face due south at the optimum 30 degrees.
- Smart Electric Meters installed to all properties.
- Low Air Infiltration Rate.
- High levels of insulation below the ground floor, at intermediate floors, external walls and roofs – with only rigid insulation used to some properties.
- Triple Glazing to the north elevations with high quality double glazed windows to all other elevations.
- 100% low energy light fittings.

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 prepared by R Vint Engineering Ltd including details of PI insurance, completed self-certification and independent check forms to the satisfaction of Development & Regeneration Services' Flood Risk Management Team. The proposed strategy catches all surface water within a large submerged attenuation tank to the backcourt area and within a swale to the front garden area. 'Hydro-brakes' & attenuating manholes have also been incorporated before connecting into the existing sewer network. All resident parking areas will be finished in a mixture of 'Hydropave Tegula' permeable block paving (colour: Slate) and loose gravel within a honeycomb compacting system.

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

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.

Residents' cycle parking provision, in accordance with SG 11, will be provided at a minimum level of one safe, secure and sheltered space per dwelling and one visitor space per four dwellings. Residents' cycle parking is to be located within dedicated internal stores on each floor of the building.

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. tenemental 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).

Parking restrictions are in place along Cumbernauld Road with the presence of double yellow lines for approx. 200 metres on both sides of the carriageway and a bus lane on the east bound carriageway. Pay and display parking is in place at the block from 331 Cumbernauld Road (Café Zecchino) to 351 Cumbernauld Road (SAS Nutrition) to the south of the site within the Alexandra Parade Town Centre. There are currently no parking restrictions on Kennyhill Square.

The application site is an infill development within an area characterised by tenement development. The area is largely defined by its tenements and grid layout the surrounding locale was not designed to the levels of modern car ownership. As a result it is considered acceptable in this case to see a reduction in the 125% parking required by the City Development Plan. This is mitigated by the areas high accessibility rating which indicates a high standard of public transport service that facilitates use without a timetable, with minimum waiting times. The application site has adjacent good amenity within the designated Alexandra Parade Town Centre which incorporates Cumbernauld Road to the south of the site. The application site is within walking distance to public transport links (Bus stops on Alexandra Parade and Cumbernauld Road) and Alexandra Parade Train Station is within 400 metres of the site and therefore alternatives to car use are available.

The applicant has provided off street parking for 16 cars (45%) 4 of which are for disabled parking. Were this number increased that would see a decrease in the proposed 6.3 metre landscaped buffer between the site and the boundary of Alexandra Park. It is therefore considered acceptable in this case, subject to conditions requiring the 16 spaces to be allocated and residents without an allocated space to be supplied with a residential travel pack, to allow for a reduction in parking standards at the site. In addition to this the applicant has detailed provision for safe and secure cycle storage at the rear of the development providing for 46 cycles (1 for each dwelling in addition to 1 for every 4 units for visitors). A safeguarding condition has been set to ensure compliance with this.

New residential developments with communal off-street parking 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.

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.

On Site Provision

This proposal is for a flatted residential development on a relatively small site. The developer's site layout does not show any areas of on-site provision to be considered to help contribute to the category requirement. As such, the Council consider the shown areas as landscaping rather than amenity such as, backcourt, some shrub planting, privacy strips, boundary treatments and grassed areas. These areas are purely perimeter and privacy

landscaping and offer no recreational amenity value. In terms of the policy, there are no areas functioning as open space and therefore, nothing to contribute towards any element of the site obligation.

Existing Open Space Facilities

In terms of amenity space facilities, the proposal site has one park within the 400 metre catchment used by the policy. The park (Alexandra Park) is classified as local and using the methodology agreed for assessment of amenity space, the level of provision in this area is considered to be surplus. In relation to children's play facilities, there are some play areas within 300 metres of the site within Alexandra Park, however, overall the level of provision is considered deficient.

Assessment

Amenity

Where an audit identifies a relative surplus in the quantity of any of the open space categories set out in this IPG (having regard to the distance thresholds set out in Section 4) the developer may meet part of the requirement through an equivalent financial contribution. As there is a quantitative surplus in amenity space provision within the local area in this instance, this element of the requirement may be met by means of a financial contribution. The equivalent financial contribution for this proposal is **£7,824** will be directed towards a qualitative improvement in local provision.

Allotments

In terms of provision for allotments/community gardens the requirement is for 24 square meters, however, this may be met by means of an equivalent financial contribution of **£782**.

Children's Play

Supplementary Guidance IPG 12 states that 'Where a relative shortage (either in quantity or quality) of any of these open space categories has been identified through an audit (having regard to the distance thresholds set out in Section 4 of this IPG), or where the proposed development could lead to such a shortage, the developer will be expected to meet this IPG's entire requirement for those categories within the development site. If it is demonstrated (to the satisfaction of the Council) that this is not feasible, then part (or, in exceptional circumstances, all) of the requirement may be met by an equivalent financial contribution. The children's play provision for this proposal is also considered deficient and as such, the developer would be expected to provide some if not all of the requirement on-site. The site obligation for this proposal is 336 square metres. As the developer has chosen not to make such provision, an off-site solution would be acceptable in the form of an equivalent financial contribution of **£10,954**.

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 **£19,560** 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:

- Loss of a view;

Council Comment: The loss of a view is not a material planning consideration.

- Damage to historic nature of the area;

Council Comment: As stated above while the form is undoubtedly modern, strong design cues have also been taken to reflect the architectural characteristics of the neighbouring Victorian tenements. The heavy reliance on masonry elements and the colour & character of this masonry, have been carefully considered to add weight & to reflect the red sandstone that is so dominant in the surrounding area. Window proportions & the size of window goes, particularly to the principal elevation overlooking the park, have been carefully considered & positioned to reflect the repeating fenestration pattern so prevalent throughout the neighbouring tenements. The same approach has been taken to the interplay between solid and void. These design cues have been integrated to root the building within its local context & to strengthen the design, rather than in some pastiche attempt to replicate a Victorian sandstone tenement.

- Lack of parking in the area;

Council Comment: The council acknowledge the existing parking situation. The applicant is proposing 16 parking spaces within the development. Given that the applicant is a social landlord, parking can be controlled. Only a number of units will have a dedicated parking space, the rest will be advertised as car free by the applicant.

- The proposal is out of keeping and scale with the surrounding properties;

Council Comment: The scale of the development has been designed to directly tie into the well-established ridge heights throughout the Cumbernauld Road, Kennyhill Square and wider haghill area. In addition the proposals have been carefully designed to complete the urban block by respecting the building line established within Kennyhill Square, and by closely mirroring the building line at Easter Craigs on the opposite side of the square. The mirroring of Easter Craigs has also been reflected in the decision to position the car parking to the front of the building.

- Noise pollution;

Council Comment: there will be an element of noise at construction phase, but the development when completed would not be seen to result in noise nuisance in terms of its use. A safeguarding condition has been attached with regards to noise levels from the completed development.

- Traffic problems;

Council Comment: The proposed parking provision within the development has been significantly reduced to 45% (16 cars). It is the aim of the Council and the applicant to promote sustainable modes of public transport rather than reliance on the car. This is achievable in this location given the sites location within an inner urban area of high accessibility.

- Loss of privacy and sunlight to neighbouring properties;

Council Comment: The applicant has provided accurate visualisations of the sun movements and shadows cast from the proposed development. It is considered that the proposed development would have a minimal impact on the sunlight received by the adjacent properties. In terms of privacy there are no direct window to window issues. The only overlooking is that of a communal tenement garden, this is not considered to be a private space.

- Affect property prices in the area;

Council Comment: Property prices is not considered to be a material planning consideration.

- Poor overall design and use of render;

Council Comment: The use of white render has been deleted from the proposal. Various discussions have taken place between the applicant and the planning authority. The design is now more simplistic and uses facing brick rather than white render. The design is a modern interpretation of the tenement form which surrounds the locale.

- Lack of adequate access.

Council Comment: The access to the development is as existing. As above the proposed parking provision within the development has been significantly reduced to 45% (16 cars). It is the aim of the Council and the applicant to promote sustainable modes of public transport rather than reliance on the car. This is achievable in this location given the sites location within an inner urban area of high accessibility.

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, and the completion of a S69 legal agreement to secure a financial contribution of £19,560 in lieu of on-site amenity provision.

CONDITIONS AND REASONS

01. No surface water runoff from the development will be permitted to discharge to any watercourse without the approval of Glasgow City Council.
Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
02. Final details of the proposed surface water drainage design and SUDS (Sustainable Urban Drainage Systems) features should be submitted to and approved in writing by the planning authority prior to the commencement of construction works on site.
Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
03. 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.
04. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations, shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.
Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.
05. 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 ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.
06. 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.

07. 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. For the avoidance of doubt a robust, semi-mature species planting scheme shall be required along the sites northern edge (i.e along the site's boundary with Alexandra Park).

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

08. Before any construction work on the site has begun, a comprehensive site investigation report shall be submitted for the written approval of the Planning Authority. Site investigations shall be conducted and reported in accordance with current and recognised codes of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" and BS ISO 18400 Series of Standards. The investigation reports shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, a remediation strategy shall be prepared that sets out all the measures necessary to bring the site to a condition suitable for the intended use and must be agreed with the Planning Authority in writing prior to work starting on the development. The remediation strategy shall also include a timetable and phasing plan where relevant. The approved remediation scheme shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Planning Authority. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the execution of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

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

09. 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.

10. 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.

11. Unless otherwise formally agreed in writing with the Planning Authority, external materials shall be:

Building:

- facing brick
- Trespa Rainscreen Panels; &
- Vieo zinc roofing

Hard Landscaping:

- Tobermore Tegula Hydropave Permeable Natural
- Tobermore Tegula Hydropave Permeable Slate

Samples and/or product literature of all proposed external materials, including for the external balconies, 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.

12. 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.

13. 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.

14. 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.

15. Any access gates shall open inwards only.

Reason: In the interests of pedestrian and vehicular safety.

16. 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. 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.

17. 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.

18. 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. 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

19. Vehicular access into the private parking court shall be taken via a dropped kerb footway crossing in

accordance with Figure 5.8 of the Design Guide New Residential Areas.

Reason: In the interests of pedestrian and vehicular safety.

20. The off-street car parking spaces within the development shall be allocated to individual flats, with the remainder of the properties marketed as car-free. Details of the proposed management arrangements for the car parking areas, shall be submitted to and approved in writing by the Planning Authority prior to occupation of the first dwelling.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area..

21. 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 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. See also advisory note 07.

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.

22. Before any work on the site is begun, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority. Where reasonably practical it is expected that all requirement for vents, flues and similar fittings shall be accommodated via rising internal service ducts which terminate at roof level.

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

23. Before any work on the site is begun detailed section and elevation drawings of the following elements of the building facades, to a scale of 1:20, shall be submitted to and approved in writing by the planning authority:

- typical window and juliet balcony detail,
- typical balcony detail
- typical entrance details.

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

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 applicant should have received written technical approval from Scottish Water and the Scottish Environment Protection Agency before construction works commence on site.
02. 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

03. 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.

ADVISORY NOTES TO COUNCIL

01. The completion of a satisfactory Agreement in terms of Section 69 of the Local Government (Scotland) Act 1973 is a pre-requisite to the issue of planning permission by the Planning Authority. Please consult the Planning Authority regarding the detailed terms of the Agreement. (NOTS69)

Approved Drawings

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

1. L(9-)01 Rev P Received 20 September 2019
2. L(--)-01 REV F Received 5 September 2019
3. L(--)-02 REV G Received 5 September 2019
4. L(--)-03 REV F Received 5 September 2019
5. L(--)-04 REV F Received 5 September 2019
6. L(--)-05 REV F Received 5 September 2019
7. L(--)-06 REV F Received 5 September 2019
8. L(--)-07 REV E Received 5 September 2019
9. L(--)-08 REV E Received 5 September 2019

10. L(--)09 REV E Received 5 September 2019
11. L(--)10 REV E Received 5 September 2019
12. L(--)17 REV E Received 5 September 2019
13. L(--)18 REV F Received 5 September 2019
14. L(--)20 Received 20 September 2019
15. L(--)21 Received 20 September 2019
16. L(--)22 Received 20 September 2019
17. E(--)100 Received 30 August 2018

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

for Executive Director of Regeneration and the Economy

DC/ POB/
23/09/2019

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.

