



**PLANNING APPLICATIONS COMMITTEE**

**Report by Executive Director of Regeneration and the Economy**

**Contact: Mr N Rutherford Phone: 0141 287 6055**

**Item 1 (a)**

**23rd October 2018**

<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition(s)		
<b>APPLICATION</b>	18/01277/FUL	<b>DATE VALID</b>	02.05.2018
<b>SITE ADDRESS</b>	Site North And South Of Bredisholm Road Glasgow		
<b>PROPOSAL</b>	Erection of residential development (9 units), formation of road, associated works.		
<b>APPLICANT</b>	Persimmon Homes Per Mr Kevin Murphy 180 Findochty Street GLASGOW G33 5EP	<b>AGENT</b>	
<b>WARD NO(S)</b>	20, Baillieston	<b>COMMUNITY COUNCIL LISTED</b>	02_069, Baillieston
<b>CONSERVATION AREA</b>			
<b>ADVERT TYPE</b>		<b>PUBLISHED</b>	
<b>CITY PLAN</b>			

**REPRESENTATIONS/ CONSULTATIONS**

**Consultations**

- LES Environmental Health - No objections; Conditions and Advisory Notes
- DRS Flood Risk Management - No objections; Conditions
- Scottish Water - No objections; Advisory Note
- SEPA - No objections; Advisory Note
- Transport Planning (Roads) - No objections; Conditions and Advisory Note

**Representations**

The application has generated six letters of representation. The grounds of objection may be summarised as follows:

1. Persimmon sold the properties on Bredisholm Road with a guarantee that no houses would be built to the rear of Bredisholm Road.
2. The proposed development will result in a loss of privacy, loss of light and overshadowing to the detriment of existing properties.
3. The proposed development will adversely affect the drainage of the properties on Bredisholm Road.

4. The proposed development will result in prolonged noise and disturbance due to construction activity, to the detriment of residential amenity.
5. The proposed development breaches the undertaken given by both the Glasgow City Council and Strathclyde Regional Council that the application site would remain green belt and is contrary to City Plan and Structure Plan, therefore.
6. The proposed development is contrary to the extant planning permission (13/02566/DC), which excludes the application site from the larger Bredisholm development and shows the site as a landscaped area.
7. The proposed development encroaches onto private property in Bredisholm Terrace.
8. Prior to determination, the Council should organise a site visit in order to better understand the impact of the development on the existing properties.

## **SITE AND DESCRIPTION**

### **Site**

The site is located in the Broomhouse area, approximately 8 miles east of the city centre. The site extends to approximately 0.7 hectares and is located on a plateau at the end of Bredisholm Terrace and Thornyburn Drive, to the west of the applications site, and elevated above the new housing built by Persimmon as part of the Bredisholm residential development. Approximately half the site falls to the south and half falls to the north east. There is no set boundary to the north, south or east, albeit that there is a large overhead power line running north-south between the proposed development and existing development to the east. The land is undeveloped and mostly covered by grass and scrub.

### **Description/Proposal**

The proposed development is for the erection of 9 residential units, mostly detached with the exception of one block of semis, formation of road and associated landscaping and re-engineering works. The proposed residential comprises a mix of two-storey houses, containing five 3-bed units and four 4-bed units. The house types as well as the materials, comprising a mix of brick, render and concrete tiles have been used in the adjacent Bredisholm development. Access to the site will be from a new public road located in the new development at Bredisholm to the east and from Bredisholm Terrace to the west, which is an existing adopted road. In effect, this will be an upgrade to the emergency access already approved on this site under permission 13/02566/DC (see Planning History below). The parking provision complies with the City Development Plan with all residential parking provided in-curtilage, with three of the units having integral garages, and four visitor spaces provided on the newly formed public road.

### **Planning History**

Planning Permission in Principle (10/00328/DC) for a residential development, associated infrastructure and landscaping was granted in 2013. This covered a site area of 18.6 hectares, bounded by the Glasgow-Whifflet railway to the south; M73 to the east; the A8 and former Bredisholm Road to the north.

The subsequent Matters Specified in Conditions (13/02566/DC) was approved in 2014. Whilst this permission showed the site of the current application as being part of an enlarged amenity parkland, with the bulk of the housing to the east of the pylon corridor, an emergency vehicle access connecting the Bredisholm development with Bredisholm Terrace was part of the proposed development.

A separate application for Full Planning Permission (17/02383/DC) was lodged in 2017 for 22 residential units on the application site; this was withdrawn in June 2018 in order to readdress design issues.

The site is also within the Baillieston Broomhouse Carmyle (BBC) Community Growth Area (CGA), which was approved by the Council in 2009, and this discussed later under the Development Plan Context and Material Considerations/Representations.

## 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 to this application.
  - ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994 – Whilst not applicable, the applicant has submitted an Ecological Assessment. The recommendations concerning vegetation clearance and landscaping are included as planning conditions.
  - ii. A design statement or a design and access statement – Whilst not applicable to this application, the applicant has submitted a Design Statement in support of the application. This document demonstrates that the proposed development embraces the design principles of the Design Guide New Residential Areas.
  - iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding) - A flood risk impact report has been submitted by the applicant in support of the application. This concludes that the site is at little or no risk from flooding and that it will have a neutral impact on flooding and unlikely to increase the risk of flooding elsewhere. DRS Flood Risk Management has no objections subject to conditions covering the final drainage design. Although an Archaeological Report was also submitted, this is not identified as a constraint, and concludes that the potential for archaeological features is low.
- B. Summary of the terms of any Section 75 planning agreement

The proposal is within the Baillieston, Broomhouse and Carmyle Community Growth Area, approved under Planning Permission in Principle 10/00328/DC. A levy of £11,000 per unit is imposed on each housing unit. This provides funding for the “community benefit”, defined in the CGA as follows:

- Indoor sports/changing facility to be located in the James Lindsay Memorial Park, including the acquisition of land.
- Road bridge over the Glasgow-Whifflet railway line at a location to be agreed.
- Station car park on land south of Baillieston Station, including the acquisition of land.
- Improvements to library services in Baillieston Town Centre.

In addition, the legal agreement also includes a financial contribution of £123,600 towards ENV2, in this case outdoor sport and allotments.

- 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 to this application.
  2. Requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered the condition - Not applicable to this application.

## **POLICIES**

Glasgow City Development Plan:

CDP1/IPPG1	-	(SG1) Placemaking Parts 1 and 2
CDP2	-	Sustainable Spatial Strategy
CDP5/SG5	-	Resource Management
CDP8/SG8	-	Water Environment
CDP10/SG10	-	Meeting Housing Needs – Consented or Subject to Legal Agreement Housing Sites
CDP11/SG11	-	Sustainable Transport

## **ASSESSMENT AND CONCLUSIONS**

The 1997 Planning Act requires the determination of this application to be made in accordance with the development plan, unless material considerations indicate otherwise.

In terms of this application, the determining issues are considered to be:

- i. Whether the proposal accords with the provisions of the development plan; and
- ii. Whether material considerations warrant a departure from the development plan.

### **Development Plan Context**

The Development Plan comprises the Glasgow City Development Plan, which was approved in March 2017, and Clydeplan, which was approved in July 2017.

The spatial development strategy outlined in Clydeplan supports Community Growth Areas (CGAs), as outlined in the earlier versions of that plan, namely the Glasgow and Clyde Valley Strategic Development Plan (GCVSP) 2012 and the Glasgow and Clyde Valley Structure Plan 2006. The application site is within the Baillieston Broomhouse Carmyle Community Growth Area, as noted above, and is in accordance with Clydeplan.

The application site is not included in the Open Space PAN65 Map, nor identified as Green Belt under the terms of CDP6/IPG6 Green Belt and Green Network. In addition, there are no environmental designations affecting the site.

### **CDP10/SG10 Meeting Housing Needs**

Under the terms of this policy the Council will aim to deliver identified land for housing and the CDP acknowledges that construction is underway at Baillieston, Broomhouse and Carmyle. The CDP Policy and Proposals Map identifies the site as a consented housing site.

**Comment:** The site is identified in the Policy and Proposals Map as a Consented Housing Site and the proposal for the erection of houses is in accordance with this policy, therefore.

### **CDP2 Sustainable Spatial Strategy**

The Council will support new development proposals that continue to focus on the regeneration and redevelopment of the urban area.

**Comment:** The proposed development complies with the Clydeplan spatial strategy, as noted above, and will assist in the implementation of the Baillieston Broomhouse Carmyle Community CGA.

### **CDP1/IPPG1/SG1 Placemaking**

This policy states that in order to be successful, new development should aspire to achieve the six qualities of place. This is reinforced by the Scottish Government's Creating Places and Designing Streets. These are as follows:

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

SG1 also provides guidance on residential development.

**Comment:** Design-led approach outlined in the Design Statement, submitted in support of the application, demonstrates that the proposed development responds to the physical and spatial context. The proposed housing units and street layout will provide the site with an easily recognisable structure with clear definition between private and public space. The proposed housing mix, comprising four different house types, provides a good range of housing opportunities, in terms of dwelling size. The surrounding properties are of the same scale and massing and the materials compliment the Persimmon development to the east. The palette of materials will be used to highlight key areas of the layout, such as residential units at corners and key frontages.

The proposed development complies with the general standards set out in Residential Layouts in IPG1 Placemaking Part 2 in that there is suitable garden space, parking provision and adequate privacy for residents. The density of 13 houses per hectare complies with the Residential Density standard of a maximum density of 50 houses per hectare at this location. The development will integrate into the existing residential properties to the west and overlooks the amenity space/parkland providing natural surveillance, which was not part of the original proposal.

The site will principally be accessed by a new road from the new development to the east. Secondary access is available from Bredisholm Terrace to the west. The site has been designed to facilitate full pedestrian and vehicle movement between existing and proposed areas. This differs from the approved planning permission (13/02566/DC) as this is shown as an access road for emergency vehicles only.

The applicant has made significant changes from the application (17/02383/DC) previously submitted and now withdrawn. There is now a generous stand off to the housing to the west. Houses overlooking the properties on Bredisholm Road and adjacent the end unit on the north side of Bredisholm Terrace have been deleted. In addition, 13 units have been deleted in order to create a more interesting housing layout not dominated by parking in the streetscape.

In view of the above, it is considered that the proposed development forms an appropriate design response and meets the qualities of a successful place.

### **CDP5/SG5 Resource Management**

All new build development is required to be supported by a Statement of Energy, in order to ensure that the development is designed to reduce the need for energy and to meet the appropriate sustainability level.

**Comment:** Whilst this has not been provided, a suitable condition has been imposed, which requires this to be submitted prior to the commencement of works. Subject to this condition, the proposed development accords with policies CDP5/SG5.

### **CDP8/SG8 Water Environment**

All proposals are required to minimise and reduce flood risk and avoid any risk of flooding from any source either within the development site, or outwith the site as a consequence of the development. In addition, proposals for new development should ensure that it does not adversely impact on the water environment and does not increase the probability of flooding elsewhere.

**Comment:** The development does not have an adverse effect on the water environment. Surface water will be attenuated via an underground tank and hydrobrake. In support of the application, the applicant has submitted a Flood Risk Assessment and associated self-certification/indemnity documentation together with a drainage statement, layout and design to the satisfaction of DRS Flood Risk Management. Planning conditions will cover the final drainage design and technical approval from Scottish Water concerning the connection of surface water/foul drainage to the public sewerage system. Mitigation measures in the Flood Risk Assessment concerning finished floor levels being at least 300 mm above the final ground level is also subject of a condition.

### **CDP11/SG11 Sustainable Transport**

Under the terms of this policy, suitable parking, for both cycles and vehicles, and charging points for electric vehicles are expected.

**Comment:** The parking has been designed to comply with SG11 Vehicle Parking Guidelines, with residential parking in-curtilage and suitable visitor spaces on the street. A suitable planning condition is imposed in order to secure cycle parking facilities. Electricity charging points are not required in view of the development comprising less than 10 units.

## **MATERIAL CONSIDERATIONS/ REPRESENTATIONS**

Matters arising from the Baillieston/Broomhouse/Carmyle Masterplan, as well as the letters of representation all constitute material considerations in the determination of this application.

### **Baillieston Broomhouse Carmyle (BBC) Masterplan**

The Council approved a masterplan in 2009 for the BBC Community Growth Area (CGA), which includes the proposed development site as within the development area. The masterplan provides a context for housing release and improvements to the physical and community infrastructure justify new housing. This requires a financial contribution of £11,000 per house to go towards "community benefits", namely improved sports provision at James Lindsay Park, new road bridge over the railway and other road improvements, parking at Baillieston station, and improved library facilities in Baillieston. With respect to this development, the obligation forms part of planning permission in principle 10/00328/DC, which is tied to the land, and a suitable contribution per unit will be made.

### **Representations**

With respect to the letters of representation described above, the following comments are offered:

1. This is a matter between Persimmon and the objectors.

2. The development does not result in a loss of residential amenity to existing properties. Significant changes have been made to the proposal. There is now a generous stand off from the properties to the west. There are no longer any proposed houses overlooking the properties on Bredisholm Road.

3. Flood Risk Management has no objections and planning conditions ensure that the final detailed drainage design is approved by the planning authority. The development does not have an adverse impact on the water environment, therefore.

4. Noise and disturbance arising from construction activity are not material and are covered under other legislation controlling pollution. Notwithstanding, Advisory Notes contain advice on appropriate working hours and noise levels.

5. The proposed development does not breach green belt policy, but complies with both the City Development Plan and Clydeplan. This is described above, under "Development Plan Context".

6. Planning legislation does not prevent further applications being submitted in respect of the same site. The planning authority is required to consider each application on its merits, ignoring any previous grants of permission. Indeed, there is no limit on the number of grants of planning permission concerning an individual site.

7. Land ownership issues are a civil matter between respective private parties. Whilst the applicant has certified that the applicant controls all land within the application site, the permission can only be implemented if agreement has been reached with all landowners, if required. An Advisory Note is included to that effect.

8. It is considered that sufficient details of the proposed development and site are provided in the report in order to determine the application.

With respect to the issues detailed above, it is recommended that planning permission be granted, subject to conditions.

## CONDITIONS AND REASONS

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

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

02. Notwithstanding the development hereby approved, the parking in front of plot 501 is not approved. Revised drawings showing the formation of a new parking space adjacent the existing space at plot 500 shall be submitted to the approval of the planning authority before works commence.

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

03. Notwithstanding the development hereby approved, the position of plots 500-503, 505-506 and 508 are not approved. Revised drawings showing the front elevation set back no more than 4 metres from the street shall be submitted to and approved in writing by the planning authority before works commence, unless otherwise agreed by the planning authority.

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

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

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

05. 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.
06. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.
- Reason: To ensure that occupiers have safe access to their property.
07. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 5.6 of the Design Guide New Residential Development.
- Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.
08. The driveway(s) shall be at least 3.5 metres wide and 6 metres in length without constriction
- Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.
09. All fences, walls and shrubs shall not exceed 600 mm within the area from a mid-point of the vehicle access 2.4 metres behind the heel of the footway, to a distance of 3.3 metres in either direction.
- Reason: In the interests of pedestrian and vehicular safety.
10. Details of traffic calming measures shall be submitted to and approved in writing by the planning authority before works commence.
- Reason: In the interests of pedestrian and vehicular safety.
11. Wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. The equipment installed shall be of the grid type to ensure that the underside and wheels of any vehicle are cleansed of mud.
- Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.
13. Before any work on the site is begun, the applicant shall provide written confirmation from Scottish Water that they have Technical Approval.
- Reason: In the interests of flood prevention.
14. Details showing the final drainage design shall be submitted to and approved in writing by the planning authority before works commence on site.
- Reason: In the interests of flood prevention and sustainable urban drainage systems.
15. Before works commence on site, a Statement of Energy shall be submitted to and approved in writing by the planning authority. This shall analyse the energy and CO<sub>2</sub> savings that can be achieved by utilising energy efficient design, practice and technologies, and shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least 15% cut in CO<sub>2</sub> emissions and the "silver active" sustainability level, as per the Building Standards Technical Handbook Section 7: Sustainability. The development shall thereafter be constructed in accordance with the approved Statement of Energy.
- Reason: To reduce energy consumption and greenhouse gas emissions.

16. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

17. Final Floor Levels shall be at least 300mm above the final ground level.

Reason: In the interests of flood prevention.

18. No lopping, topping, felling or cutting back of trees, scrubs or bushes, shall be undertaken in the main bird breeding season (March-July inclusive) without the prior written approval of the planning authority or credible survey information by a suitably experienced surveyor that shows that no nests, in use or being built, could be damaged, destroyed or obstructed, and that no other harm would result for local bird life.

Reason: In the interests of protecting wildlife and habitats from disturbance as a result of the development.

19. 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) incorporating hedgrows or other woodland on site edges, 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. All planting shall use native species only.

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

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

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

21. 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.

22. 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.

23. Details of the amenity parkland, area for play and community garden including paths shall be submitted to the planning authority for written approval before works commence. The play area shall not include fixed equipment but feature natural play space using imaginative planting, ground mounding and natural features such as boulders.

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

24. Before any work on the site is begun, details of perimeter treatments, contours, finished floor levels and contours shall be submitted to and approved in writing by the planning authority.

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

**REASON(S) FOR GRANTING THIS APPLICATION**

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.

**REASONS FOR CONSENT CONTRARY TO DEVELOPMENT PLAN****ADVISORY NOTES TO APPLICANT**

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
03. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 2nd edition 2007. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
04. The applicant is advised that the geometry of the residential road shall be as per the Design Guide New Residential Areas.
05. 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](http://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](http://www.gov.uk/government/organisations/the-coal-authority)
06. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

07. The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
08. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site

#### ADVISORY NOTES TO COUNCIL

#### REASONS FOR REFUSAL

for Executive Director of Regeneration and the Economy

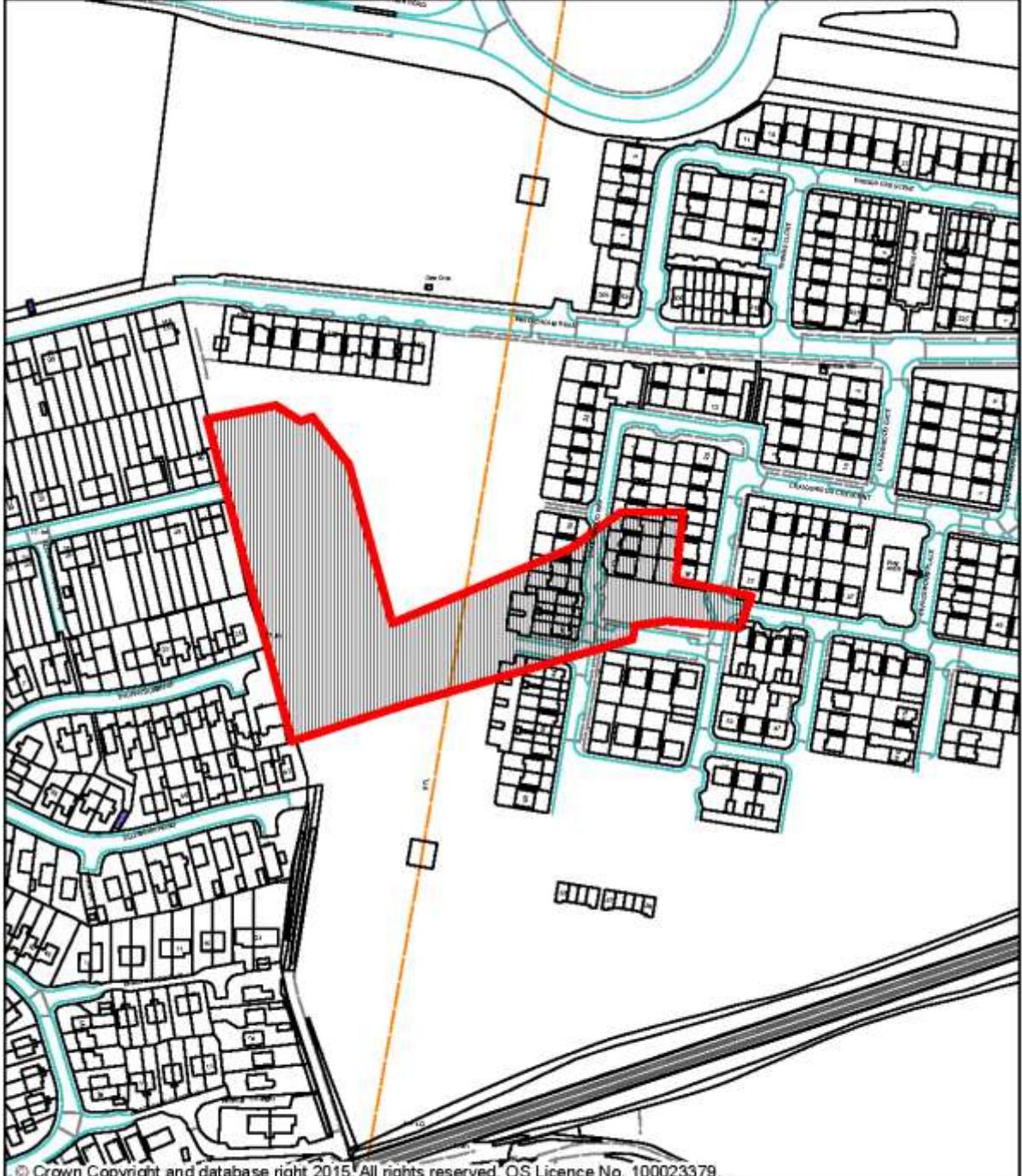
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02/10/2018

#### BACKGROUND PAPERS

**PLEASE NOTE THE FOLLOWING:**

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 <p><b>Glasgow City Council</b> Development and Regeneration 231 George Street Glasgow G1 1RX <i>Executive Director: Richard Brown</i></p>	<p><b>Reference No:</b> 18/01704/FUL</p> <p><b>Address:</b> Site to North and South of Bredisholm Road</p>
<p><b>Scale:</b> 1:2,500</p>	<p><b>Indicative Site Location</b>      <b>Ward: 20</b></p>
 <p>The map displays a residential area with a grid of streets. A red outline highlights a specific site area, which is filled with diagonal hatching. The site is situated between a residential block to the west and another to the east, with a road running through the center. A large road, likely Bredisholm Road, runs along the bottom edge of the site. The map also shows a canal or waterway to the north and a railway line to the south.</p>	
<p>© Crown Copyright and database right 2015. All rights reserved. OS Licence No. 100023379</p> <p> Location of Site (for details refer to Report)</p>	