



PLANNING APPLICATIONS COMMITTEE

Report by Head of Planning and Building Standards

Contact: Paul O'Brien Phone: 0141 287 6009

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant subject to Condition(s).

APPLICATION	20/00449/FUL	DATE VALID	28.02.2020
SITE ADDRESS	512 Kilmarnock Road Glasgow G43 2BP		
PROPOSAL	Demolition of existing car showroom / workshop and erection of 72 bedroom care home with ancillary accommodation, associated car parking and landscaping.		
APPLICANT	Northcare (Scotland) Ltd. / Arnold Clark Lindsayfield Lodge Rosaburn Avenue East Kilbride G75 9DE	AGENT	UNUM Partnership Per Paul O'Neill 77 St Vincent Street 1st Floor Rear Glasgow G2 5TF
WARD NO(S)	02, Newlands/Auldburn	COMMUNITY COUNCIL LISTED	02_093, Mansewood & Hillpark
CONSERVATION AREA			
ADVERT TYPE	Bad Neighbour Development	PUBLISHED	13 March 2020
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

CONSULTATIONS UNDERTAKEN:

Land and Environmental Services – Environmental Health	- No objection.
Scottish Environmental Protection Agency (SEPA)	- No objection.
Scottish Water	- No objection.

REPRESENTATIONS:

In total 12 representations were received following the Neighbour Notification process.

One objection to the proposal was been submitted by Baillie Docherty who raised the following concerns;

- The site is adjacent to the Newlands Conservation Area and isn't an appropriate development;
- A 72 bedroom care home is too large and it should be reduced in size;
- Given the current Covid-19 pandemic the erection of a care home is not an appropriate development.

A total of 11 representations were received from members of the public. 10 of these objections with one being a neutral representation, the matters raised can be summarised as follows:

- The proposed development is over-dominant;
- There is inadequate parking provision proposed;
- Noise nuisance from proposed bandstand;
- No community consultation was undertaken;
- Ledi Road bungalows will be severely overlooked;
- The proposed development will have an impact on the conservation area and nearby listed buildings;
- Loss of trees on site;
- Development of a care home is not appropriate due to current Covid-19 pandemic.

SITE AND DESCRIPTION

The application seeks full planning permission for the demolition of the existing car showroom / workshop and the erection of a 72 bedroom care home with ancillary accommodation, associated car parking and landscaping. The application site is 0.43 hectares which is currently operating as a car showroom/ workshop (Harry Fairbairn Glasgow Mini).

The Site lies very close to the boundary between Glasgow City and East Renfrewshire. The site is located just outwith the Newlands Conservation Area the boundary of which lies immediately to the east of the site (other side of Kilmarnock Road). The Kilmarnock Road area of the Conservation Area is characterised by traditional Victorian terraced housing.

Access to the Site will be taken from the existing access point on the western corner of the site which is on Ledi Road. Ledi Road meets Kilmarnock Road to the east which forms part of the A77. The A77 provides direct access to the city centre of Glasgow to the north, and to East Renfrewshire and Kilmarnock to the south.

Bus stops for services 4, 38, 38A, 38B and 38C are located immediately to the east of the Site on Kilmarnock Road/A77 making it highly accessible by public transport.

The application seeks full planning permission for a care home development with landscaping, access and associated off street car parking. The proposed development will offer high quality accommodation, communal areas and leisure facilities served within residential wings. In addition, it is fully compliant with Care Inspectorate standards for care homes in terms of operational design

It will comprise of 72-bedrooms with 12 dedicated car parking spaces, drop off zone/layby and landscaping/garden areas. A focus has been placed on promoting active travel methods of transport and so it will also incorporate 6 cycle parking spaces.

The development will involve the formation of a T shaped building with the first wing running alongside Ledi Road and the second alongside Kilmarnock Road. Each wing will adopt a dormitory style layout with single-bedrooms situated off of a central corridor in accordance with Care Inspectorate standards. Vehicular access to the site will be taken from altered access points on Ledi Road.

A total of 72 bedrooms will be developed. The Ground, First and Second Floor will accommodate the following:

- 2 'Quiet Rooms'
- 2 'Day Rooms'
- 2 'Assisted Bathrooms'
- 2 'Dining Rooms'
- Supporting facilities such as a staff base, drug preparation room, office and laundry rooms.
- Cocktail Bar and Terrace (only on Second Floor).

The Third Floor will comprise a cinema room, café, hair salon, private dining room, foyer and terrace. Staff rooms on this floor will be comprised of a staff lounge, staff male/female changing rooms and an admin area.

The main pedestrian access/egress point to the building is located off Ledi Road which will give access via the Visitors Lounge. A secondary access on the ground floor, through the Lobby, will be used for staff and operational personnel.

SITE HISTORY

- 00/00135/DC – External alterations to car showroom.
- 01/00042/DC – External alterations to wash bay.
- 02/03437/DC – Erection of extensions and external alterations.
- 03/01986/DC – Display of internally illuminated fascia signs and illuminated and non-illuminated pylon signs.
- 07/03617/DC – Erection of covered wash bay and formation of roller shutter door.
- 16/00487/DC – External alterations to car showroom (sui generis) including formation of extension and demolition of car valet area.
- 16/01805/DC – Display of various illuminated signage.
- 16/03197/DC – Installation of external oil tanks and air condenser units (Retrospective).

POLICIES

CDP 1: The Placemaking Principle & SG 1: Placemaking
CDP 2: Sustainable Spatial Strategy
CDP 5: Resource Management & SG 5: Resource Management
CDP 8: Water Environment & SG 8: Water Environment
CDP 10 & SG 10 – Meeting the Housing Needs
CDP 11: Sustainable Transport & SG 11: Sustainable Transport

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

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

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

A Site Investigation Report, flood risk and drainage impact assessment reports have been submitted as part of the supporting information and have been assessed prior to determination.

B. Summary of the terms of any legal agreement

Not applicable.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The two main issues to consider in the assessment of this application are:-

- (a) whether the proposal accords with the Development Plan; and
- (b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises Clydeplan Strategic Development Plan and, as of 29 March 2017, the City Development Plan (CDP). There are no specific policies of relevance to the application proposal in the Strategic Development Plan.

The City Development Plan consists of high level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies. Some Supplementary Guidance is currently still under preparation and these items are considered as Interim Policy Guidance.

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

CDP 1 - The Placemaking Principle & SG 1 Placemaking

This Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

In order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy, and reinforced by Creating Places and Designing Streets. These are:

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

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.

SCALE AND MASSING

Having studied the surrounding context it is considered that a three and a half storey proposal fronting Kilmarnock Road with a lower three storey element fronting the more serene Ledi Road would be an appropriate solution.

This reflects the three and four storey developments found at key junctions along Kilmarnock Road and Fenwick Road and mirrors the adjacent 4 storey development at the corner of Kilmarnock Road and Tinto Road. Both of these buildings would act as bookends flanking the two storey residences between.

Given the proposals look at an increased scale on the site compared to its immediate neighbours, the following has been incorporated into the proposals to reduce the perceived mass of the building and allow it to sit comfortably within its residential context:

- Reduced eaves level to the top floor with dormers introduced.
- A considered step down in building height to the Kilmarnock Road elevation, addresses the change in scale between the care home and the adjacent residences.
- A series of protruding boxes, expressing bedrooms behind, separate the elevations into a series of smaller elements.

MATERIALS

A palette of materials have been chosen to create a dialogue with the adjacent context. A multi grey-buff facing brick provides a modern interpretation of the adjacent blonde-grey sandstone of the adjacent residences. A dark grey fibre cement slate roof cladding mirrors the slate roofs of the adjacent residences. This returns onto the vertical face to contrast with the facing brick and bring relief to the elevations. Dormer windows to the top floor articulate the building eaves, breaking up the perceived mass of the roof. Elsewhere glazed curtain walling with a mix of clear glazing and opaque spandrel units emphasise the main building entrance and highlight public areas behind including the cocktail bar and day spaces. This contrasts with the more robust appearance of the bedroom wings and provides a visual anchor along Kilmarnock Road. Fenestration is ordered and rational to reflect the nature of the rooms behind. Full height glazing is used where possible to maximise daylight into the rooms, whilst providing vertical emphasis to the facade. Rooms providing communal or public functions have more expansive glazing to activate the elevations and differentiate this from the bedrooms. Private areas such as bathrooms have minimal glazing to ensure privacy. Ground floor bedrooms benefit from French doors, providing access to private terrace spaces.

A condition has been attached requesting samples of all external materials to be used on site to be submitted to and approved in writing by the planning authority prior to their use on site.

DAYLIGHTING

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. The applicant has submitted a sun path analysis

as part of their Design and Access statement. The analysis shows the level of sunlight at key times during the day including 9am, noon and 3pm at key points in the year including:

- January 1st
- March 1st
- July 1st
- October 1st

The proposed sun path analysis demonstrates that the proposed building will have minimal impact on adjacent properties from March 1st through to October 1st with almost no impact from late morning through early afternoon during this period. Therefore there should be no detrimental impact on the amenity or quality of habitable spaces within any neighbouring properties.

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.

LANDSCAPING:

Landscape proposals are an integral part of the design of any care home as they provide much needed usable external space for residents to interact in a more informal environment.

The building has been carefully positioned on the site to ensure sufficient space to accommodate meaningful residents' gardens. Located to the rear these will offer private external space. The building itself will act as a noise buffer to the busy Kilmarnock Road ensuring that the gardens are tranquil. Access is via day spaces, and a mix of hard and soft landscaping including informal seating areas will encourage use of these areas.

The building frontage has been set back from Kilmarnock Road to follow the line of the adjacent residences. A low level wall with hedge planting behind provides a defensible boundary and privacy barrier to the bedrooms behind. Tree planting softens the boundary and embeds the building within its context.

This landscaping strategy continues to the Ledi Road frontage. The building set back accommodates dedicated car parking for the facility. Soft landscaping including structured tree and shrub planting soften the visual impact of the car park and provide visual amenity for bedrooms and adjacent residences.

Flood risk requirements has made achieving level access throughout a challenge however this will be provided where possible. Each ground floor bedroom will have a small semi-private external space in the form of accessible decking. The deck area has been sub-divided to allow each ground floor resident access to a private external deck.

Taking the above into consideration the above proposal 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 utilise a brownfield site rather than occupy a greenfield site in addition it 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.

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. A competent statement of energy was submitted by David McKenna of Design ME in support of the project. This has been reviewed by the Council's internal consultee and deemed to be acceptable.

In terms of energy efficient design measures the proposed development includes an air source heat pump, heat recovery ventilation, LED lighting, inverter driven pumps and underfloor heating. In terms of energy efficiency measures the proposed development will have full BMS system linked/ controlling the heating, ventilation and domestic hot and cold water.

In terms of Low and Zero Carbon Generating Technologies, Design Me reviewed a number of different options from Combined Heat & Power (CHP), Photovoltaic (PV) Panels and Air Source Heat Pumps (ASHP). It is decided that ASHP in this instance is the best solution to achieve the 20% reduction by using LCZGT due to the high coefficient of performance (COP) and linking this system to the underfloor heating (UFH) which operated at lower design temperatures. All calculations have been submitted as part of the energy statement.

Taking the above into consideration the proposed development is considered to comply with Policy CDP 5 and Supplementary Guidance SG 5 – Resource Management. A standard safeguarding condition ensuring continued compliance with this shall be attached.

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 or **development of more than 250 sqm** floor area 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 **or development of more than 250 sqm floor area**. 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 prepared by Millard Consulting and a Drainage Assessment prepared by GM Civil and Structural Consulting Engineers LTD which has been reviewed by Development & Regeneration Services' Flood Risk Management Team.

The conclusions of the above Flood Risk Assessment were as follows:

The results of the flow modelling exercise undertaken as part of this report show that a proportion of the site is within the 1 in 200 year flood extent of the Merry Burn, however the majority of the site is outwith the predicted extent. The proposed building should be set with a finished floor level at, or above 34.14m. This ensures a 0.6m freeboard above the adjacent 1 in 200 flood level, including an allowance for climate change. It is recommended that platform around the building with a width of 2m or thereby, be constructed around the new building, with a level at, or above the adjacent predicted 1 in 1000 year flood level. This will allow access around the full building perimeter during a flood event. Due to the proximity of potential flooding, it is recommended that the building be constructed using flood resilient materials and methods, in addition a flood evacuation plan should be prepared to ensure all staff are aware of the appropriate action to take should a significant flood occur. Surface water drainage for the site should be designed in accordance with latest recommended sustainable drainage practices.

Following review of the above Flood Risk Assessment both SEPA and Glasgow City Council Flood Risk Management objected to the proposed development on the grounds of lack of information, that it may place buildings and persons at flood risk contrary to Scottish Planning Policy.

Following notification of this objection the applicant appointed *Cundall LTD* to do a further review of the Design Flows. This report was submitted to both SEPA and DRS Flood Risk Management on 24th June 2020. Following receipt of this report both SEPA and DRS Flood Management removed their objection to the proposal subject to safeguarding conditions.

Taking the above into consideration the proposal is considered to be in accordance with City Development Plan policies CDP 8 and corresponding supplementary guidance SG 8: Water Environment.

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

This Policy and Guidance seeks to ensure that all care in the community developments enjoy a high level of residential amenity and effectively integrate with their surrounding environment. The Council will generally support care in the community accommodation in the following locations:

- a) In locations with good access to active travel routes and a frequent public transport service; and
- b) In locations with good access to shops, services and community facilities.

It is imperative that the design of the development meets the needs of users of the accommodation or facility, therefore the design and layout must be tailored to the type of development and the people that will reside there or use the facility on a frequent basis.

All new care in the community development should:

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

With regards to the proposed development as demonstrated above, the proposed development is in accordance with placemaking and design standards as set out in SG 1 Placemaking of the City Development Plan. The proposed development provides a range of quality indoor and outdoor amenity space by means of a resident's cocktail bar on the second floor, a café and cinema room on the third floor in addition to a large generous landscaped rear private resident's garden.

In terms of inclusive design the proposals have been developed to ensure freedom of movement and access to the building for all irrespective of ability through the following:

- Provision of 2no disabled parking bays.
- Provision of drop off within care home demise.
- Level access to all building access / egress points with level thresholds. Including universal access to resident's gardens.
- Centrally located lift providing access to all storeys.
- Increased door widths to ensure wheelchair access.

As highlighted in the submitted Design and Access statement in addition to the above, the proposals also incorporate the following:

- Universally Accessible WC's centrally located for the convenience of all users.
- Reduced height sections of desk at the main reception and staff bases for use by wheelchair users.
- Inclusion of hearing impairment systems to all day rooms, reception area and public spaces.
- All resident rooms are provided with nurse call system including call buttons and emergency pull cords.
- All beds provided with sensors to alert staff if any resident leaves their bed during the night so that they can offer assistance.
- Visual contrast to finishes where appropriate to assist visually impaired.

In terms of demonstrating compliance with the Care Inspectorate's National Care Standards, within the submitted Design and Access Statement the applicant states the ambition to either meet or exceed the environmental standards in the National Care Standards in care homes.

Taking the above into consideration subject to proposed conditions, the proposal accords with policies CDP 10 & SG 10.

CDP 11: Sustainable Transport & SG 11: Sustainable Transport

CYCLE PARKING:

CDP 11 requires new developments to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network. The Council shall require the provision of cycle parking in new development in line with the minimum cycle parking standards, which for this type of development equates to 1 space per 10 members of staff with 0 resident spaces. Trip end facilities shall be provided for. Wherever possible, employee cycle parking should be located within buildings or a secure compound. Where such a location is not feasible, provision should be close to areas of high activity, such as the main entrance of developments, to ensure cycling is encouraged through enhanced security provided by passive surveillance. Provision has been made for 6 cycle parking spaces at the main entrance of the development.

VEHICLE PARKING:

SG 11 Table 3.1 - Residential Parking (contd.) Part B: *Other Housing Sheltered Housing, Residential / Care / Children's Homes, Student Flats and Halls of Residence*) states that in areas of high accessibility the basic minimum standard of vehicular parking provision is 1 space per 16 residents. The proposed 72 bed care home is located within an area defined as High Accessibility and will have 72 residents, as such according to policy a minimum of 5 parking spaces is required. The applicant proposes 12 parking spaces which is well in excess of the minimum required.

Disabled parking bays should be provided for dwellings specifically constructed for wheelchair access. Sheltered housing and residential/care/children's homes should provide 20% of spaces for disabled use. The proposed

development makes provision for 2 disabled parking spaces. An additional disabled parking space can be conditioned to ensure full compliance with this aspect of policy.

ELECTRIC VEHICLE PARKING:

There is no requirement for passive electric vehicle parking spaces in this type of development.

TRANSPORT STATEMENT:

A transport statement prepared by ECS Transport Limited was submitted in support of the application. The conclusion of this report demonstrates that the development site will be accessible by sustainable modes of travel and integrate well within the existing transport network with the introduction of additional non-car promoting measures. In addition, the site can be accessed safely from the adjacent road network by private vehicles without compromising the safety or efficiency of existing road users.

Taking the above into consideration subject to proposed conditions, the proposal accords with policies CDP 11 & SG 11.

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:

A 72 bedroom care home is too large and it should be reduced in size;

Council Comment: The application has been assessed as submitted. The application has been assessed against the relevant City Development Plan Policies to ensure compliance. Following a full assessment it is considered the proposed development is appropriate.

- *Given the current Covid-19 pandemic the erection of a care home is not an appropriate development.*

Council Comment: This is not a material planning consideration in the determination of the planning application.

- *The proposed development is over-dominant;*

Council Comment: The proposal has been assessed against City Development Plan Policy CDP 1 and corresponding Supplementary Guidance SG 1 – Placemaking. The proposed development reflects the three and four storey developments found at key junctions along Kilmarnock Road and Fenwick Road and mirrors the adjacent 4 storey development at the corner of Kilmarnock Road and Tinto Road. Both of these buildings would act as bookends flanking the two storey residences between. As such the proposed development is not considered to be over dominant in the street scene.

- *There is inadequate parking provision proposed;*

Council Comment: SG 11 Table 3.1 - Residential Parking (contd.) Part B: *Other Housing Sheltered Housing, Residential / Care / Children's Homes, Student Flats and Halls of Residence*) states that in areas of high accessibility the basic minimum standard of vehicular parking provision is 1 space per 16 residents. The proposed 72 bed care home is located within an area defined as High Accessibility and will have 72 residents, as such according to policy a minimum of 5 parking spaces is required. The applicant proposes 12 parking spaces which is well in excess of the minimum required.

- *Noise nuisance from proposed bandstand;*

Council Comment: A condition shall be attached to the planning permission to ensure no audible music to be played from the proposed bandstand during unsociable hours.

- *No community consultation was undertaken;*

Council Comment: The application is classified as a Local Development in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, and as such there is no statutory requirement for a community consultation to take place.

- *Ledi Road bungalows will be severely overlooked;*

Council Comment: The proposed development is set back approx. 20 metres off Ledi Road. The distance between the bungalows on Ledi Road and the proposed building is in excess of 20 meters at its closest point. The proposed development will not overlook any rear private gardens of properties on Ledi Road. As such it is considered that the proposed development will not overlook the existing bungalows on Ledi Road to the detriment of their residential amenity.

- *The proposed development will have an impact on the conservation area and nearby listed buildings;*

Council Comment: The development site is not located within a conservation area. City Development Plan historic policies CDP 9 and SG 9 do not apply to properties adjacent to or adjoining a conservation area. There are no listed buildings in the immediate vicinity.

- *Loss of trees on site;*

Council Comment: No trees on site are covered by a Tree Protection Order. The proposed landscape drawing PROPOSED LANDSCAPE PLAN - 158-L (90)-200-P4 dated 28/04/2020 states the applicant's intention to retain all mature trees where possible. As part of the assessment process a consultation was undertaken with the DRS Landscape Architect who has not raised any concerns with the proposal subject to safeguarding conditions to protect and retain the existing mature trees on the western boundary of the site.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and letters of objection have been considered, however these do not outweigh the proposal's accordance with the Development Plan. On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the attached safeguarding conditions.

APPROVED DRAWINGS, CONDITIONS AND REASONS

APPROVED DRAWINGS

SITE LOCATION PLAN - 158-L(10)200 P2 – 28/02/202
PROPOSED SITE PLAN - 158-L(20)-200_P15 – 28/04/2020
PROPOSED SECTION A-A - 158-L(20)-400_P2 – 28/04/2020
PROPOSED GROUND FLOOR - 158-L(20)300_P13 – 28/04/2020
PROPOSED FIRST FLOOR - 158-L(20)301_P14 – 28/04/2020
PROPOSED SECOND FLOOR - 158-L(20)302_P14 – 28/04/2020
PROPOSED THIRD FLOOR - 158-L(20)303_P15 – 28/04/2020
PROPOSED ROOF PLAN - 158-L(20)30R_P3 - 25/03/2020
PROPOSED ELEVATIONS (COLOUR) - 158-L(20)500_P7 – 28/04/2020
PROPOSED ELEVATIONS - 158-L(20)500_P6 – 25/03/2020
PROPOSED LANDSCAPE PLAN - 158-L(90)-200-P4 - 28/04/2020

CONDITIONS:

1. Before any work on the site is 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.

2. 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.

3. 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.

4. Disposal of Cooking Odours/Fumes

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

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

Canopies - A canopy (or canopies) shall be located above all cooking appliances.

(ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.

(iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.

(iv) Air Input – An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.

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

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

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

5. 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.

6. Acoustic/amplified music from the bandstand 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 0800 and 2000, and Noise Rating Curve 25 at all other times.

Reason To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

7. When submitting the required Building Warrant application for this development an updated Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO₂ emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

8. The final finished floor level should be constructed in accordance with the criteria outlined in the self-certified Proposed Care Home, Kilmarnock Road, Giffnock - Flood Risk Assessment (Ref: 15708/AB/683, February 2020) document.

Reason To minimise the risk of flooding and its adverse effects.

9. Prior to commencement of site works, the applicant shall submit final construction Drawings of all Drainage and SUDS for the approval of the planning authority.

Reason To enable the planning authority to consider this/these aspect(s) in detail.

10. Surface water discharge will require to be attenuated to the parameters outlined in the self-certified *Proposed Care Home Facility At 512 Kilmarnock Road, Giffnock - SUDS & Drainage Strategy Report*, document.

Reason To attenuate drainage from the site in the interest of flood control.

11. Before any work on the site is begun full details of any tree works shall be submitted for the written approval of the Planning Authority, including the submission of an Arboricultural Impact Assessment, method statement, design details of hard surfacing within the Root Protection Area and an accompanying schedule including information on species, height, canopy spread, base level and condition. A detailed plan shall be submitted which shows the exact location of all existing trees at the site and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of 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.

12. Before any work on the site is begun, a detailed plan to comply with BS 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

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

13. 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.

14. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, 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, shall be inspected by the Planning Authority 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.

15. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason To ensure that favourable conditions are created for survival of the planting.

16. 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.

17. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of 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.

18. 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.

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), 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 and soft landscaping, shall be completed in accordance with the approved scheme.

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

20. The accesses directly from Ledi Road to be via dropped kerb footway crossovers as Figure 9 of the SCOTS Roads Development Guide.

Reason In the interest of traffic safety at this locus.
Reason In the interest of pedestrian safety.

21. The existing carriageway reinstated to match the dimensions of the existing carriageway as soon as the access(es) serving the development is/are available for use by the occupiers of the development. Any street furniture requiring moved is at the expense of the applicant.

Reason In the interest of pedestrian safety.

22. Pedestrian access within site to be segregated from areas of moving vehicles and to be lit.

Reason In the interest of traffic safety at this locus.

23. 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. A minimum one cycle parking space per 10 staff shall be provided.

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

24. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

Reason To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

25. An additional disabled parking space shall be made available within the proposed car park. The overall proposed number of disabled parking spaces available on site shall be 3. An updated proposed plan showing this shall be submitted to and approved in writing by the planning authority prior to the commencement of works on site.

Reason To ensure full compliance with City Development Plan Policy CDP 11 and Supplementary Guidance SG 11 - Sustainable Transport.

26. Any access gates shall open inwards only.

Reason To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

27. Samples of all external materials including boundary treatments shall be submitted to and approved by the

planning authority in writing in respect of type, colour and texture. Written approval shall be obtained by the Planning Authority before the materials are used on site.

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

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development
02. The applicant will require to apply to this office (and be granted) approval under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on site.
03. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
04. It should be noted that presently or in the future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
05. The applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team directly at service.relocation@scottishwater.co.uk.
06. Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).

for Executive Director of Development and Regeneration Services

DC/ POB/
15/09/2020

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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