

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Mrs Elizabeth Wilson

Address: 49 Camphill Avenue, Glasgow G41 3AX

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to comment on the proposed development as follows, with reference to GCC City Development Plan and its Supplementary Guidance.

SG1 The Placemaking Principle Part 1 - Clause 1.12

New development should not be considered in isolation.

When assessing the surrounding buildings the proposals do not appear to take into account the difference in elevation between the flats on Mansionhouse Road and the flats adjacent to the site on Camphill Avenue. The development as proposed will lead to a loss of daylight to the lower floors and gardens of the flats at Camphill Avenue. Sightline to the visible sky from these locations is already severely limited and these proposals will reduce this further.

GCC Residential Design Guide states:

"There should be no adverse impact on existing or proposed neighbours in terms of overlooking, loss of privacy, daylight, or sunlight. The BRE document - Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, 2nd edition, (P Littlefair 2011) should be used to assess impact on daylighting or sunlighting.

The proposed 5 storeys exceeds the neighbouring development at St Helens Gardens. In 2002 the original application for these flats was for 4 and 5 storey blocks. After communication between the planning department and the residents of Camphill Avenue the original application was withdrawn and a revised scheme for 3 and 4 storey flats approved.

I would encourage the case officer to visit the back gardens at Camphill Avenue as part of their assessment of the proposals, and would also encourage the use of the stated BRE document.

The applicant's design statement states that the existing building is of no architectural merit however the villa is one of a few on Mansionhouse Road that contributes to Langside's unique character and its loss would be detrimental. Demolition runs contrary to the aims of the above guidance that encourage the reuse of existing buildings.

Yours

Elizabeth Wilson

3/1, 35 St Helens Gardens
Glasgow
G41 3DG

Development and Regeneration Services
Glasgow City Council
231 George Street
Glasgow
G1 1RX

RECEIVED 12 MAR 2020

10th March 2020

Dear Sir/Madam

Objection to Planning Application

Reference: 20/00373/FUL | Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.
32 Mansionhouse Road, Langside, Glasgow, G41 3DN

As a recipient of the Neighbour Notification I have now considered the plans submitted in relation to this proposed development and would make the following observations and comments referring specifically to Glasgow City Council's own recently approved and updated Plan - **The Glasgow City Development Action Programme**:

- **Policy CDP2 - Sustainable Spatial Strategy** - the site in question is not part of Action 8D (Victoria Infirmary) and as such cannot benefit from the "compact city" policy for development. In effect, this means that the subjects density, scale, massing and car parking space ratio cannot be implemented at 32 Mansionhouse Road. To do so would be 'ultra vires' as it would extend the "compact city" delineation beyond its approved boundaries.
- **Policy CDP7 - Natural Environment** - the site in question is within 50m of both: a site of special landscape importance and; a site of species in need of conservation. There can be no doubt that a development of this type would need further surveys to be carried out beyond that of bats. And, should a development proceed, appropriate measures would need to be in place to protect this special environment. The policy has been designed to safeguard and enhance by helping biodiversity, protecting the health and function of ecosystems, and helping the natural environment adapt to climate change etc. The proposals in this planning application seem to significantly diverge from this policy.
- **Policy CDP9 - Meeting Housing Needs** - this has now been met at the former Victoria Infirmary site opposite (CALA/former Bon Secours Hospital) and was embedded in the Glasgow City Development Plan in 2018. More, the plan affirmed the plan to deliver more than 50 units. This plan has been met as 100 home have actually been built by CALA and therefore to develop the subjects to the scale applied for would be over development on the grounds of density, massing and car parking space provision. Upon due consideration, a scheme of say 10/12 units and no more than 3 storeys (not higher than the existing roof line of the current building) would be more appropriate but only if it can be established beyond doubt that the existing building is structurally unsound and incapable of being remodelled, re-ordered and restored.
- **TIA - (Traffic impact assessment)** - given the car parking space ratio that should be applied to this proposed scale of development, consideration should be given to

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Mr George Service

Address: Flat 8, 7 Mansionhouse Court, Glasgow G41 3DD

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic on Mansionhouse Road is already at saturation point and there have been several accidents recently.

if this project was allowed to proceed the huge increase in construction traffic and the large number of private cars that would be added once the building was complete would cause total chaos and would be far, far more than the road could stand.

Furthermore although you state that "any mapping is for illustrative purposes only" the missing out completely of the largest of the Cala Mansionhouse blocks which is directly opposite this proposed development from the plan gives a completely false picture in your neighbour notification letter and, as such, is more than very misleading and is therefore, I would suggest, not legally correct and should not be used as a basis from which decisions require to be made by the public.

The notice, I suggest, should be redone showing the true picture as it is currently contrary to the City Plan.

I strongly recommend this project should not be given planning approval for the reasons stated and because of the huge increase in traffic, reduced parking options and access problems which would ensue and which are already considerable for the residents of the Mansion House Cala development. much of which, as I have already pointed out is completely missing from your map.

Strongly

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Dr Geraldine Boyce

Address: Flat 3, 6 Mansionhouse Court, Glasgow G41 3DD

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I appreciate that I live in a recently erected development on Mansionhouse Road (Cala development), a development that replaced a disused hospital facility of little architectural merit, this is not the case for the substantial sandstone villa at 32 Mansionhouse Road. While I understand the need to redevelop an unoccupied building, the villa appears to be of good condition and could be refurbished or indeed modestly extended at the rear to retain a property strongly in keeping with the building heritage of Langside

There are two important considerations I would like to draw to your attention:

1. Height, Footprint and Placing of Proposed Building - The proposal greatly over develops the space and The height of the proposed building at 5 storeys high would appear to be higher than the current sandstone villa. The plan detail provided does not include details of the height of the proposed development relative to surrounding buildings. Furthermore, the application does not include an assessment of impact on daylight, overlooking and privacy of surrounding buildings, my own included. This does not reflect the specifications of Glasgow City Council Residential Design Guide

2. Natural Environment - The present building has a large garden surrounded by trees as well as being adjacent to Iser wood. The proposed development extends further than the current building Any removal of mature, healthy trees either in the development or adjacent would appear to be contrary to City Council Development Plan (CDP7). It is not clear from the plan the true impact to trees both on and immediately adjacent in the wildlife inhabited green space

I hope you take on board these comments in your consideration of this planning application

RECEIVED 17 MAR 2020

37 Camphill Avenue
Glasgow G41 3AX

7 March 2020.

Development 32 Mansion House Road Langside
20/00373/FUL | Demolition of dwelling and erection of flatted residential development (20 units),
associated parking and landscaping. | 32 Mansionhouse Road Langside Glasgow G41 3DN

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?keyVal=Q5C7F1EXJ9B00&activeTab=summary>

I would like to object to the proposed development on the following grounds, with reference to Glasgow City Council City Development Plan and its Supplementary Guidance.

Material planning considerations :

Contrary to the Development Plan / Glasgow Council commitment

Section 72 of the Climate Change (Scotland) Act 2009 introduced section 3F into the Town and Country Planning (Scotland) Act 1997. Section 3F requires Councils to include policies requiring all developments to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use.

I have identified that there will be poor natural light to part of the proposed flats. Drg No L(2-) 03 and L(2-) 01 depict a restricted window design in Bedrooms 1 And 2 for the Type A flats. This design is unlikely to allow adequate light into the bedrooms and given that all 20 flats have two internal bathrooms with no natural light. This will result in a reliance of electric lighting in these properties. This would add to the carbon foot print of the properties and contravene Glasgow Council's own commitment to reducing carbon omissions as stated in Planning Circular 6/2013: development planning.

Nor does there appear to be any plans for the installation and operation of low and zero-carbon generating technologies such as solar panels, electric car charging points or facilities to store bicycles.

If you grant planning permission for these plans you will not be honouring your own commitment set out by the Glasgow Climate Emergency group in 2019.

Road safety, traffic and parking issues

Glasgow Council 2013 - Design Guide for New Residential Areas states that buildings should be built on the principles established in designing streets for good quality residential neighbourhoods and should foster safety and equality in the community, have a positive sense of place that can last the test of time.

The proposed number of units on the site would add to existing problems of there being too much traffic on too narrow a road. The development of Mansion house Court has increased the traffic levels with drivers having to wait to make progress through the bottle neck between the entrance to

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Ms Geraldine Graham

Address: 37 Camphill Avenue, Glasgow G41 3AX

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection with reference to Glasgow City Council City Development Plan and Supplementary Guidance.

Road safety, traffic and parking

Glasgow Council 2013 - Design Guide for New Residential Areas states

20 units would add to existing problems of too much traffic on too narrow a road. Mansionhouse Court has increased traffic levels with drivers having to wait to make progress through bottle neck resulting in aggressive driving & drivers refusing to let pedestrian cross the road.

No turning space for Fire Engines + other emergency vehicles.

Residential amenity loss of privacy/daylight, overshadowing

Grading of land and close proximity is relevant, proposed development is on land higher than Camphill Ave, will obstruct natural light to our properties BRE guide to good practice, Site Layout Planning for day light & sunlight, Paragraph 2.2

Excavation work - serious adverse impact on stability of Camphill Ave (listed buildings).

Construction of St Helens Gardens resulted in damage to property, this should be investigated by independent reviewer before permission granted.

No plans for retaining wall, current wall is dangerous (visit site).

Contrary to the Development Plan /Glasgow Council commitment

Lack of natural light to development with reliance on electric light. No low carbon generating facilities proposed - Climate Change (Scotland) Act 2009

No open landscape in plans The plans have eradicated existing garden of grass, shrubs and trees for wildlife and eases rain water run-off replaced with 20 parking spaces. Building Standards stipulate additional guest parking must be provided. No space identified in proposed plans (Technical Handbook 2019).

Trees and vegetation offer habitat for foxes, bats and other wildlife contrary to report by Baker Ecology

Site is Coal Authority coal field consultation area

Council should use powers to enforce utilisation of methods know as 'silent piling' and 'vibration free' piling to stop damage to existing buildings.

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Mr Gordon Hankin

Address: Flat 3/1, 36A Mansionhouse Road, Langside, Glasgow G41 3DH

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be yet another multi storey block in an already overpopulated street. At 5 storeys high it will dominate the area (standing higher than any other building in the road), it will intrude on the privacy of the flats across from it and the tenements behind. It's height will have a detrimental effect on the natural light to the neighbouring buildings (and again to the flats opposite and behind). Not to mention this will mean the loss of yet another Georgian townhouse to the city. I cannot stress how much I object to this proposal.

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Mr Graeme rodger

Address: Flat 12, 8 Mansionhouse Court, Glasgow G41 3DE

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application on the following grounds -

1. Overdevelopment - this site is seriously overdeveloped both from footprint , car parking and height points of view. There is no plan submitted of indicative building height as compared to neighbouring properties. Little or no landscaping and amenity ground has been included in proposal- where do children play ?
2. Car parking - car parking to rear will require substantial under building and as a result severely compromise neighbouring Camphill Ave residents, not to mention light / noise pollution from cars accessing / exiting car park
3. Trees - the proposal severely compromises all the trees on site resulting in felling of trees or destruction of root systems- in this age of climate concern the loss of trees cannot be condoned
4. Health and safety -substantial bin stores for all development residents are to be located on the SE corner of the building on the link road to rear car park, there is a substantial risk to all residents using bins from road traffic.
5. Original building - the original building is constructed of beautiful local blonde sandstone and is an inherent part of local history, to demolish this traditional building t/w the loss of trees would be nothing short of vandalism.

In conclusion it is my opinion that this planning application is overdeveloped which can be illustrated by the developers desire to build as high and large as possible with total disregard to the environment and the community.

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Mr Hamish (Craig) Bruce

Address: Flat 3/1, 43 Camphill Avenue, Glasgow G41 3AX

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to make representation with regards to the proposed development at 32 Mansionhouse Road, Langside, Glasgow, G41 3DN.

Although I support the need for new housing I believe that this development focuses on maximising financial gain for the developer at the expense of the existing local community and environment. With this in mind I have a number of material considerations I ask that you take into account when making your decision.

The proximity, orientation and elevation of the proposed building will cause an issue of overshadowing to my property, limiting the natural daylight available. I believe a site section along with a daylight analysis, which appears to have been omitted from the planning submission, would evidence the impact on a number of properties within Camphill Avenue, including my own.

The design of the proposed development has, patio doors, large windows, large sitting out balconies and extended pods on the side off the building, all of which face to the rear of the development and impact on the privacy within our kitchen and two bedrooms to the rear of our property. For other properties this will impact on the privacy of bathrooms.

The mass and scale of the building will result in a substantial increase of cars entering and parking in Mansionhouse Road. Although parking is planned with the new development, recent housing developments in the area have demonstrated that this will not accommodate multi car households and visitors. This will only add to the current issue of cars parking on pavements, junctions and double yellow lines. I fear that the further increase could ultimately result in a road traffic accident and serious injury to a member of our community. I believe that any future development needs to

be done in conjunction with a review of local traffic and parking.

The proposed plan impacts on the roots and canopy of the copse of trees in the adjacent ground, which I believe the developer will request a licence to remove. If not removed their viability will be impacted on by the proposed groundworks and development. This copse provides habitat that is used by owls and bats that roost during the summer months. I can also observe from my property bats using the eaves of the current building at 32 Mansionhouse Road and believe this may be used for roosting or hibernation.

I understand that the developer did not engage in any pre planning discussion around what may or may not be considered appropriate and believe a site visit by the planning committee would help understand the objections I have raised.

Given the level of objection to this development which are made on valid planning grounds I ask that a site visit and hearing is undertaken prior to any agreements being made

I thank you for your attention to this matter and should you require any further information please do not hesitate in contacting me.

Kindest regards

Mr and Mrs H C Bruce

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Dr James Conway

Address: Flat 0/1, 43 Camphill Avenue, Glasgow G41 3AX

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Part 2

We are concerned that the potential impact the stability of the slope above Iser Lane and therefore on key access for refuge collection as well on the structural integrity of the foundations of the category B listed properties at Camphill Ave. We ask the impact of the current plans on the soundness of the neighbouring properties is assessed.

2. Daylight (SG1 Placemaking Principle Part 1)

Glasgow City Council Residential Design Guide states: "There should be no adverse impact on existing or proposed neighbours in terms of overlooking, loss of privacy, daylight, or sunlight. The Building Research Establishment (BRE) document..should be used to assess impact on daylighting or sunlighting." When assessing the surrounding buildings the proposals do not appear to take into account the difference in elevation between the flats on Mansionhouse Road and the flats adjacent to the site on Camphill Ave. The development as proposed will lead to a loss of daylight to the lower Camphill Ave flats. Sightline to the visible sky from these locations is already severely limited and these proposals will reduce this much further. There is precedent for revising planned development nearby following similar concerns from residents: this proposed 5 storeys exceeds the neighbouring development at StHelens Gdns. In 2002 the original application for these flats was for 4 and 5 storey blocks (Ref 01/03553/DC) but was withdrawn and a revised scheme for 3 and 4 storey flats approved (02/01800/DC). We encourage the case officer visit the rear of Camphill Ave as part of their assessment, with reference to the stated BRE document to reflect fully the impact of the proposal on neighbouring properties.

3. Accessibility: Planned under-provision of carparking will likely impact on an already congested area, limit access for emergency vehicles & pedestrians, contrary to requirement to safeguard Ease of Movement (CDP Principle of Placemaking Part 1 Sup.Guidance)

Comments for Planning Application 20/00373/FUL

Application Summary

Application Number: 20/00373/FUL

Address: 32 Mansionhouse Road Langside Glasgow G41 3DN

Proposal: Demolition of dwelling and erection of flatted residential development (20 units), associated parking and landscaping.

Case Officer: Neil Moran

Customer Details

Name: Mr james mccoll

Address: 2 Rawcliffe Gardens, Glasgow G41 3DA

Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, Mansionhouse road has just had over 100 additional flats completed. Property value on this street is in the upper quartile for the area, therefore attracts a more affluent home owner. As a result there is a complete lack of provision for parking already in the areas and as a result there is always cars parked on double yellow lines causing obstruction. This new development with 20 homes and 20 parking spaces will not cover the number of cars the average home owner has for this area and as a result will cause more road traffic issues at what is already the busiest end of the street.

secondly, Mansionhouse road is a street with many old buildings that have successfully been converted to modern property. This has ensured the street maintains a historical feel with old Glasgow tenements, Boswell hotel, Rawcliffe House as well as the high quality sandstone buildings that litter the street including the one occupied by the priory hospital. The demolition of another traditional building to build a 5 story block of flats on the street is taking character out the street.

It was understandable that the old Mansionhouse hospital was demolished and flats built, as that building was in a sad state and Cala homes have developed this to a high standard. However this planning request is to demolish an attractive sandstone and build new flats, the demolition of this building is not required and could be converted into a smaller development using the existing building.

Doing this would reduce the number of dwellings, keep the character of the street, and help ensure the increase of cars on the street is managed at an appropriate level.