



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Ross Middleton Phone: 0141 287 8483

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s) and Section 69 contribution to allotments and childrens play		
APPLICATION	20/00204/FUL	DATE VALID	04/02/2020
SITE ADDRESS	Garscadden Primary School, 15 Hurlford Avenue, Glasgow G13 4AY		
PROPOSAL	Erection of residential development (70 units) and associated works.		
APPLICANT	The Wheatley Group Wheatley House 25 Cochrane Street Glasgow G1 1HL	AGENT	Anderson Bell Christie Craig Mathers 382 Great Western Road Glasgow G2 2QZ
WARD NO(S)	Garscadden/Scotstounhill	COMMUNITY COUNCIL	Yoker
CONSERVATION AREA	None	LISTED	Not Listed
ADVERT TYPE	N/A	PUBLISHED	

REPRESENTATIONS/ CONSULTATIONS

77 representations objecting to the proposal have been received. In addition, 1 neutral representation has been received.

The grounds of objection are summarised as follows and are addressed further in the report below:

- The height of the flats is not in keeping with the surroundings;
- The proposals, particularly the flats, would impact the privacy by way of overlooking gardens and windows;
- The design, appearance and proposed materials are not in keeping with the area;
- The original school has been in situ for over 90 years. The replacement adds nothing to this heritage. Consideration should be given to integrating the school buildings into the scheme;
- There is inadequate parking proposed with the development;
- The proposal would result in traffic congestion in an area where there are already problems with access for emergency vehicles. People will start parking on pavements to the detriment of pedestrians. The streets will no longer be safer for children due to increased vehicles;
- There are limited options for buses and trains meaning residents would use cars. The increase in vehicles would result in pollution and impact the local environment;
- The direction of vehicles and use of speed bumps would result in car headlights shining into local residents homes. The use of speed bumps would also result in noise as a result of vehicles travelling over them;

- The use of speed bumps is contrary to Designing Streets as it makes vehicle movement dominant. The same guidance indicates that speed bumps are unsympathetic and more appropriate solutions should be used to control traffic movement;
- There is no bike lanes proposed or areas to safely park bikes;
- The proposed drainage plans are inadequate and do not take into account issues as a result of poor maintenance or debris from trees;
- The remediation plan indicates there are a risks of asbestos in the existing made up ground. How will this be controlled and how will residents be protected;
- There are no options to grow vegetables in the private gardens. The nearest allotments are in Scotstoun;
- There are no play areas or facilities for children shown in the plan;
- The existing sewage system is inadequate and will struggle to cope with new dwellings;
- There are no local amenities such as grocer, hair dresser, chemist, library etc in the immediate area and they are insufficient to deal with current needs of the community;
- Not all documents online are accessible.

With respect to other representations, the main points of comment were

- Dunwan Avenue and Carlibar Avenue should have ample cycle pathway, shared use or segregated space. The cycle route on Kelso Street is regularly used. Especially for young people heading over to the new school and the local cycling groups in the area who are working with young people and adults.

NS – Public Health
NS – Conservation

No objection
No objection. The contractor should check the building for bats prior to demolition.

Scottish Water
Scottish Power
Scottish Environment Protection Agency

No objection
No objection
No objection

SITE AND DESCRIPTION

The application site forms a vacant education establishment known as Garscadden Primary School. The site is almost square, bound by Kelso Street, Dunwan Avenue, Hurlford Avenue and Carlibar Avenue. The site extends to approximately 13,538 square meters.

Contained within the site was the primary school which was formed of a 2 storey 1930's building and two 1 storey wings that extend out in separate directions. The building was primarily formed of red brick. Part of the site previously contained a janitors house which was demolished a number of years ago. The site is bound by a low brick wall and metal railing. It is relatively flat in nature although formed of partially made up ground. Surrounding the main school building is hardstanding formed of tarmac.

The applicant began demolition works to the main school buildings on February/March 2020 and these works are substantially completed. Demolition was carried out under Class 70 of the Town and Country Planning (General permitted Development) (Scotland) Order, as the property was not a residential building. The demolition of the building was permitted development, and therefore did not require planning permission.

PROPOSAL

The proposal seeks permission for the erection of 70 units formed of a mixture of houses and flats available for mid-market rent. The units would be broken down as follows:

- Houses**
20 x 2 bed
8 x 3 bed

Cottage Flats

6 x 1 bed

6 x 2 bed

Flats

15 x 1 bed

2 x 1 bed (wheelchair accessible)

13 x 2 bed

The proposed houses and cottage flats would be contained within three rows of 2 storey terraces located in the centre and east of the site. The flats would be located within two 3 storey blocks, located on the west of the site, fronting onto Kelso Street.

The layout of the development seeks to repair the urban block with the blocks orientated in a north-south direction and a central boulevard of open space deliberately designed to align with Kirkconnell and Colmonell Avenues, which also run in a north-south direction. The site is therefore split into two blocks with greater pedestrian connectivity in a north-south direction as well as an east-west direction.

The immediate surroundings are characterised by 2 storey semi-detached and 4-in-a-block housing. As such the massing of the houses and cottage flats take reference from this by limiting their scale to 2 storeys. The flatted blocks would be 3 storeys in order to differentiate their housing type and their frontage onto Kelso Street which contains predominantly 2 storey housing but also 8 storey blocks directly to the south-west at Haley Square. The context could be characterised by white rendered housing with pitched roofs and natural, green, boundaries. Planting plays a significant part in the streetscape with grass verges, pocket parks and tree planting, particularly along Kelso Street.

The proposed design is a modest rendered façade with a shallow pitched roof. The design is contemporary and reflects more urban appearance but at a low density scale. Unlike the surrounds the housing type is terraced with two separate flatted blocks. However this provides a scale and massing that respects the immediate context whilst making full use of the sites size.

Unlike the existing context, the two central terraces would front directly onto a large central area of open space with smaller pockets of open space directly adjoining routes through. Parking would be located on two lanes with minimal parking on the edges of the site. Each individual house and cottage flat would have private open space at the rear, fronting onto the parking lanes, with the flats containing larger shared spaces. The houses and cottage flats would have in curtilage cycle parking and the flats communal cycle parking in the rear garden.

The proposed open space strategy is to provide one central area of open space with smaller pockets of space in the north and south of the site, just off of the central boulevard. The space would be multifunctional with tree and orchard planting, informal play with strategically placed equipment through the site as well as acting as a SuDS through the inclusion of rain gardens. The total area of the space would be approximately 1732 square metres with the flatted blocks also having communal back courts extending to approximately 660 square metres. Each individual house would have direct access to a private garden which on average would extend to 56 square metres with corner plots having slightly larger amenity space of approximately 93 square metres.

SPECIFIED MATTERS

Planning legislation 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 any consultations and representations that may have been received and is provided elsewhere in the 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

Not applicable to this application.

iii. a design statement or a design and access statement

The agent submitted a supporting Planning/design statement.

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

A drainage and flooding impact assessment, has been submitted as part of the supporting information.

B. Summary of the terms of any Section 75 planning agreement

Not applicable to this application.

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 to this application.

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

Not applicable to this application.

2. restricting the grant of planning permission

Not applicable to this application.

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

Not applicable to this application.

POLICIES

The current development plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and the Glasgow City Development Plan. There are no directly applicable policies within the strategic development plan. With regards the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance is as follows:

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

CDP 2: Sustainable Spatial Strategy

CDP 5: Resource Management & SG 5: Resource Management
CDP 8: Water Environment & SG 8: Water Environment
CDP 11: Sustainable Transport & SG 11: Sustainable Transport
CDP 12: Delivering Development & IPG 12: Delivering Development

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 provisions of the development plan unless material considerations indicate otherwise.

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

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

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

City Development Plan

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

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

CDP 1 The Placemaking Principle & SG 1 The Placemaking Principle

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

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

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

These priorities will ensure development does not detract from the quality and character of the existing environment, but instead respects and fully integrates with the existing townscape and helps to reinforce and build on the City's assets

These priorities will help reconnect existing local communities and reactivate sustainable neighbourhoods throughout the City. Improving the quality of local facilities and amenities will help to reinforce and support the development of high quality places.

Guidance in policy SG1, Part 1. Character and Identity, states that; '*d) Development proposals should respond to their context and reflect local character, history, the identity of their surroundings and materials.*' As per SG 1 Part 1 the site is located within an area defined as a Lower Density Residential Character Area, as such the scale and massing has been aligned with these characteristics.

The 8 characteristics are:

- Unique character and identity;
- Legibility and permeability;
- Connected open space;
- Quality amenity space;
- Growing communities;
- Safety;
- Inclusivity, and;
- Active travel.

The proposed layout of the development incorporates elements of all the above characteristics. The re-use of this brownfield site for a residential development creates a sense of place and brings activity back to an otherwise empty site. The proposed development provides a contemporary approach to low density housing with an approach of creating safe and high quality open space. The inclusion of cycle parking provides opportunities to encourage sustainable modes of transport rather than use of the car.

Materials

Policy guidance in SG1, Building Materials, 5.1 states that all new developments should; 'use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate'. The primary material in the area is white roughcast with smooth render detailing around doors and window openings.

The primary material is proposed to be a textured render with smooth bands around window and door openings and a concrete tiled roof. Gutters and downpipes would be aluminium with timber windows and doors. Final details of colour and the exact texturing of the render are yet to be provided but these could be controlled through condition.

Density

The application site is located within the Lower Density Area and has a rating of high accessibility. In areas designated as such, development is assessed in line with the General Principles of: location; context and setting; the scale and massing of adjacent buildings; and public transport accessibilities and active travel opportunities.

The development proposal for 70 units made up of 42 flatted dwellings and 28 houses flatted dwellings. The site is 1.35 hectares. The overall density of the development is approximately 52 dph set over a low and medium scale of built form. The site density, taking into account the context and setting of the area which is characterised by low scale semi-detached and 4 in a block type housing, is acceptable, and accords with the General Principles of SG1. The proposed scale and density is considered to be in keeping with the immediate locale.

Daylighting and Privacy

In terms of daylighting given the orientation of the buildings and movements of the sun the proposed development would have no impact on the adjacent existing properties with overshadowing falling onto the application site or the public road. Daylighting in existing properties would not be affected due to the limited scale of buildings and existing topography of the site. The applicant has confirmed this within their design statement and subsequent information submitted following comments from residents. Both confirm amenity would be maintained.

In terms of privacy, the window positions have been assessed for their potential impact on privacy for existing neighbouring properties. The distance to adjacent housing is sufficient that there would be no negative impact on adjacent properties in terms of overlooking or loss of privacy. The proposed windows would be outwith 18 metres of opposite windows and outwith 10 metres of adjacent garden ground.

The proposal accords with the Placemaking priorities for a site in a Lower Density Residential Character Area, and therefore accords with policies CDP 1 & SG 1.

CDP 2: Sustainable Spatial Strategy

This states that the council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable city. In doing so, the Council will support new development proposals that, among other things:

- Utilise brownfield sites in preference to greenfield sites;
- Prioritise the remediation and reuse of vacant and derelict land;
- Contribute to the development of vibrant and accessible residential neighbourhoods;
- Support higher residential densities in sustainable locations;
- Protect and enhance the integrity and character of the city's historic and natural environment; and,
- Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

In summary, the proposed development is considered to comply with this policy in so far as the proposed development will help strengthen the residential character of the area and the proposal will maintain the city's natural environment by providing a landscape plan that will integrate into the sites surroundings. In addition the former Garscadden Primary School has lain vacant for a number of years leaving it as a brownfield site, therefore this proposal will be utilising an existing brownfield site.

Taking the above into consideration the proposal accords with provisions of CDP 2.

CDP 5: Resource Management & SG 5: Resource Management

All new build development is required to be supported by a Statement on Energy, in order to ensure that the development is designed to reduce the need for energy. This has been provided to the satisfaction of the planning authority and shows a commitment from the applicant to build a sustainable development.

The applicant has designed the development to fully achieve Gold Active Standard. This will be achieved by the following:

Basic Design Decisions

- Off site construction to ensure each unit is built to an exacting standard and limit time on site
- Fabric first approach and controlled heating systems.

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

- Use of Photovoltaic panels and Flue Gas Heat Recovery would be installed on each individual dwelling and each block of flats.
- Smart Electric Meters installed to all properties.
- Low Air Infiltration Rate.
- 100% low energy light fittings.

In their energy statement the applicant has confirmed that certain renewable energy options have been discounted. This includes a centralised energy centre which was ruled out due to the limited scale of the development, water source heat pump was ruled out owing to the distance to the nearest viable water source, the River Clyde. They also indicate that there are no heat networks in close proximity to the site. The applicants Statement on Energy confirms that they would achieve the Gold Active Standard. Subject to a condition requiring further details prior to construction of the project the proposal would comply with CDP5.

CDP 8: Water Environment & SG 8: Water Environment

Policy CDP 8 and Supplementary Guidance SG 8 Water Environment aim to aid adaptation to climate change, protect and improve the water environment, support the development of integrated green infrastructure

throughout the City, meet the requirements of the Flood Risk management (Scotland) Act 2009 and Scottish Planning Policy 2014 and contribute to the overall reduction of flood risk and make satisfactory provision for SUDS.

Planning applications of 5 or more dwellings will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. Where this is not the case, planning permission will not be granted.

The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a surface water drainage strategy is fundamentally important to the design development for any new development of 5 or more dwellings. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SUDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures.

The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

In this case the applicant has provided a Flood Risk Assessment and Drainage/SuDS plan prepared by SLR Consulting Limited including details of PI insurance, completed self-certification and independent check forms to the satisfaction of Development & Regeneration Services' Flood Risk Management Team. The FRA confirms that the site lies within a SEPA area at risk of River and Surface Water flooding. The FRA summarises the risk and addresses each through detailed assessment. The FRA confirms that a series of interventions, including a submerged attenuation tank in the south-west of the site and a network of rain gardens throughout the site to reduce surface water flows will manage water in and through the site. It is also expected that the significant changes to the sites conditions from hardstanding to a mixture of hard and soft landscaping would also ensure flooding risk is reduced for the site and the surrounding area.

SEPA has raised no objection to the proposal subject to assessment by the councils Flooding team. Both have assessed the proposed flooding and drainage arrangements as appropriate. The Flood Risk Management Team has requested that an informative be added requiring that advice be provided to residents regarding the purpose and maintenance of the rain gardens.

Taking the above into consideration it is considered that the proposed development complies with the provisions of City Development Plan Policy CDP8: Water Environment and SG 8: Water Environment. In addition no objection has been received with regards to flooding from SEPA or Scottish Water.

CDP 11: Sustainable Transport & SG 11: Sustainable Transport

CDP 11 requires new developments to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network. The Council shall require the provision of cycle parking in new development in line with the minimum cycle parking standards, at 1 space per dwelling and residential visitor parking at a rate of 1 space per four dwellings. Cycle parking should always be safe, secure and sheltered, with visitor parking located at an easily accessible location close to the entrance area of the development.

Residents cycle parking provision for the dwellinghouses and cottage flats will be provided in curtilage with each individual unit having an external bike store in the garden. The proposed flats will have a shared external bike store located at the rear of the building, however a larger internal cupboard in each dwelling will also be provided in the event that residents wish to store their bikes in their property. No details of visitor cycle parking for the flats have been provided but this could be controlled through condition.

SG11 states that wherever possible, every effort should be made to minimise the impact of on-street parking for safety reasons and to reduce visual impact in residential areas. The minimum standard set out in the guidance for vehicle parking is 1 allocated space per dwelling unit and an additional 0.25 unallocated spaces for visitors. Variation from these standards can be justified against certain criteria such as accessibility to public transport, placemaking/townscape requirements, house size and form; car availability in the surrounding area and existing pressure on on-street parking.

In this case the site and its surroundings is characterised by low density housing with on street parking. Some properties have off street private driveways. There are no parking controls in the immediate vicinity. The site itself currently has no allocated parking with a narrow drop off zone on Kelso Street. This links back to the sites previous use as a primary school. The proposals would include the formation of two north-south lanes which would provide access to parking courts. Alterations to the pavement and carriageway on Carlibar Avenue would provide a number of unallocated visitor spaces. These spaces could be utilised by existing and future residents or visitors. Overall 1 space per house and 1 space per cottage flat would be provided. The flatted blocks would have 23 unallocated spaces with an overall provision of 76%. To discourage the use of Kelso Street for parking and improve the safety of the existing cycle lane, the existing drop off zone would be removed and the pavement extended out to meet the cycle lane.

Whilst the housing and cottage flats meets the current standards the flatted blocks do not. However the applicant has confirmed that the site is located within a High Accessibility area with bus and rail routes in close proximity. The applicant states that census data confirms car ownership for the area, as of 2011, was 50%. They have assumed an increase since this data and have based this on a potential ownership level of 63% which in their view confirms that the current parking provision for the flats is above the local average. They further state that on average car ownership is lower within private amenity housing. Parking around the site is uncontrolled and it is considered that with improvements to both Kelso Street and Carlibar Avenue the overall provision of allocated and unallocated spaces would be acceptable in this case. In addition the applicant has provided appropriate levels of safe and secure cycle parking for each individual property. A safeguarding condition could be applied to ensure that works to the public road and cycle parking are completed.

New residential developments with communal off-street parking require to include passive electric vehicle (EV) charging provision for the allocated parking. This requires the infrastructure to assist future installation of charging points, should residents require charging provision. The proposed residential parking will be conditioned to ensure 100% passive EV charging provision.

Subject to proposed conditions, the proposal accords with policies CDP 11 & SG 11.

CDP 12: Delivering Development & IPG 12: Delivering Development

This policy aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location.

Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; as well as meeting our aspirations for enhanced nature and biodiversity.

The Council will require developers to undertake an assessment of the proposal site and its surroundings in order to determine the need for, and the proposed response to, the requirements specified below in this policy. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the

best solution may be to take advantage of opportunities out with the site, or to meet these requirements through the payment of a financial contribution or the transfer of land.

On Site Provision

This proposal is for a residential development on a fairly constrained site. The plan shows a centralised boulevard which has both amenity and play incorporated within it. However, there are other areas shown in the plan which could be referred to as landscaping rather than amenity, such as shrub planting, rain gardens turfed area and hedging. These features are purely perimeter and privacy landscaping and offer no recreational amenity value in terms of this policy.

In terms of the policy, there is a combined area which could help to meet the open space requirement.

Existing Open Space Facilities

In terms of amenity space facilities, the site has no parks within the 400 metre catchment used by the policy and as such the level of provision in this area is considered deficient. In relation to children's play facilities, there are a few play areas within 300 metres of the site. However, the level of provision within the area is still considered to be deficient.

Assessment

Amenity

Where an audit identifies a relative surplus in the quantity of any of the open space categories set out in this IPG (having regard to the distance thresholds set out in Section 4) the developer may meet part of the requirement through an equivalent financial contribution.

The amenity provision for this area is considered to be deficient and as such the developer would be expected to provide some, if not all of the amenity obligation on-site. The on-site requirement for this proposal is 1,370 square metres.

The proposal does provide some amenity space on-site, mainly the central boulevard space and gateways either side, although further information on activation and use of those spaces is needed. These spaces total 1,388 square metres but will require additional detail regarding their design to be provided. This should include design, layout of spaces, equipment and location of areas of seating and other amenity features. that are to be incorporated within the proposal. Given the function of this space these should be of high specification to encourage use. Subject to condition these spaces could meet the amenity requirement of the policy in full and there would be no requirement for a financial contribution.

Allotments/Community Gardens

In terms of provision for allotments/community gardens, this may be met by means of a financial contribution of **£1,435**.

Children's Play

Supplementary Guidance IPG 12 states that 'Where a relative shortage (either in quantity or quality) of any of these open space categories has been identified through an audit (having regard to the distance thresholds set out in Section 4 of this IPG), or where the proposed development could lead to such a shortage, the developer will be expected to meet this IPG's entire requirement for those categories within the development site. If it is demonstrated (to the satisfaction of the Council) that this is not feasible, then part (or, in exceptional circumstances, all) of the requirement may be met by an equivalent financial contribution. The children's play provision for this proposal is also considered deficient and as such, the developer would be expected to provide some if not all of the requirement on-site. The site obligation for this proposal is 700 square metres.

The developer has chosen to include play provision in this instance amounting to 383 square metres and whilst the play provision is welcomed this has resulted in a shortfall in provision of 317 square metres.

Further information on the proposed children's play is required including design, layout, equipment and location. The play equipment that is to be provided on site should be of robust construction and materials and should be designed with ease of future maintenance in mind as well as maximising the available space. By ensuring a wide-range of equipment specifically designed for free-play is provided the spaces should allow children to develop a range of different movement and motor skills. Subject to condition the on-site provision could help meet part of the play requirement of the policy. However as a result of the shortfall a contribution of **£6,020** will still be required.

Due to the constrained nature of the site, it has not been possible to meet all the requirements of IPG12. In lieu of meeting the requirements of the policy off site a developer contribution of **£7,455** shall be secured through a legal agreement.

The proposal accords with policies CDP 12 & IPG 12.

In terms of issue (a), therefore, the proposal is considered to be in line with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of (b), with regard to the letters of representation, the grounds may be summarised, with appropriate comment, as follows:

- The height of the flats is not in keeping with the surroundings.

Council Comment: At three storeys the proposed flats would naturally be higher than the existing 2 storey housing which immediately bounds the site, however the applicant has demonstrated through street and site sections that the effect would not be inappropriate. Kelso Street does contain a mix of housing types and scales, including 8 storey flats at Haley Square.

- The proposals, particularly the flats, would impact the privacy by way of overlooking gardens and windows.

Council Comment: Not agreed. The proposed windows on both the flats and the houses would be outwith 10 metres of boundaries and 18 metres of adjacent windows.

- The design, appearance and proposed materials are not in keeping with the area.

Council Comment: The applicant has provided a study of materials and building detailing which exist in the immediate area, this included white roughcast, smooth bands and coloured entrances/doors. They have used these aspects in their design. The form of the building is different to buildings in the area but this is considered appropriate as it provides a modern approach to building to maximise space and light for occupants.

- The original school has been in situ for over 90 years. The replacement adds nothing to this heritage. Consideration should be given to integrating the school buildings into the scheme.

Council Comment: Consideration was given to retaining the existing school and incorporating it into the design. However the current condition and siting of the buildings did not result in a positive design for the site. It was therefore determined that aspects, such as the boundary and some structural elements of the school could be incorporated into the final landscaping design.

- There is inadequate parking proposed with the development. The proposal would result in traffic congestion in an area where there are already problems with access for emergency vehicles. People will start parking on pavements to the detriment of pedestrians. The streets will no longer be safer for children due to increased vehicles. There are limited options for buses and trains meaning residents would use cars. The increase in vehicles would result in pollution and impact the local environment.

Council Comment: The proposal includes 100% cycle parking and 100% parking for the houses and cottage flats. It is noted that the flats would have a lower provision however for the reasons given in the assessment above, this is considered to be acceptable. The scale and type of development would not result in a significant

level of congestion in the area, particularly in the context of its previous use as a school. The site lies within the High Accessibility area with buses passing directly past the site and access to the train stations. A cycle route also bounds the site to the west, on Kelso Street. Should management of vehicle parking come to light the applicant, Glasgow Housing Association could control this through their position as landlord.

- The direction of vehicles and use of speed bumps would result in car headlights shining into local residents homes. The use of speed bumps would also result in noise as a result of vehicles travelling over them.

Council Comment: These are not a material planning considerations.

- The use of speed bumps is contrary to Designing Streets as it makes vehicle movement dominant. The same guidance indicates that speed bumps are unsympathetic and more appropriate solutions should be used to control traffic movement.

Council Comment: It is agreed the Designing Streets does not encourage the use of speed bumps, however this is in the context of the wider street design where the guidance looks to ensure street design incorporates the needs of pedestrians at the outset and not latterly through the introduction of speed bumps to slow down vehicles. The scale of the two lanes and their general design is such that vehicle speeds would be lower and would act as access to the parking courts. The speed bumps were introduced following comments at the public consultation where concerns about rat running were raised.

- There is no bike lanes proposed or areas to safely park bikes.

Council Comment: The proposal includes 100% cycle parking for residents. Visitor parking is yet to be confirmed but this could be controlled through condition. There exists a cycle lane on Kelso Street which directly bounds the site.

- The proposed drainage plans are inadequate and do not take into account issues as a result of poor maintenance or debris from trees. The existing sewage system is inadequate and will struggle to cope with new dwellings.

Council Comment: The applicant has provided a Flood Risk Assessment as well as a drainage/ SuDS plan. Neither Scottish Water, SEPA or the Councils Flood Management Team have raised concerns.

- The remediation plan indicates there are a risks of asbestos in the existing made up ground. How will this be controlled and how will residents be protected.

Council Comment: Agreed. A condition would be attached to control any potential ground contaminants. It would be the responsibility of the contractor to ensure that any asbestos in the existing buildings is appropriately contained and disposed of.

- There are no options to grow vegetables in the private gardens. The nearest allotments are in Scotstoun. There are no play areas or facilities for children shown in the plan.

Council Comment: Agreed, vegetable planting may be constrained in the gardens however a contribution to the local allotments would allow investment in those facilities. The proposal includes informal children's play through the central boulevard as well as the potential to include opportunities for play in the horizontal links through the site. This would be controlled through condition.

- There are no local amenities such as grocer, hair dresser, chemist, library etc in the immediate area and they are insufficient to deal with current needs of the community.

Council Comment: This is not a material planning consideration.

- Not all documents online are accessible;

Council Comment: Noted. At the point of validation some documents had not been provided. Where appropriate they have been uploaded onto the system.

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and letters of objection have been considered, however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions, and the completion of a S69 legal agreement to secure a financial contribution of £7,455 in lieu of on-site amenity provision.

CONDITIONS AND REASONS

1. Prior to the commencement of construction works for the new building on site, 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. Prior to the commencement of construction of the new buildings elevational and sectional drawing(s) at 1:20 scale shall be provided for the following: (i) A typical window detail comprising opening, window frame and any recessed Juliet balcony; (ii) the proposed basecourse and junction between the structure and the applied render on board; (iii) the proposed upper window detailing on the flats and the junction detail with the eaves; (iv) the proposed shared and private accesses to both the flats and houses; and, (v) the proposed solar panels and their fixings onto the roof. The drawings shall include particulars of types, depth, fixing, jointing and framing to be used in association with each particular detail and material. This information shall be submitted to and approved in writing by the Planning Authority and if agreed, development completed in accordance with these details.

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

3. Prior to the commencement of construction of the new buildings, details and a sample panel demonstrating the colour, finish and fixing of the external render system shall be provided for the written approval of the Planning Authority. The sample panel shall be erected on site for inspection and once approved shall remain in place throughout construction, unless otherwise agreed by the Planning Authority. Samples of the other external materials shall be submitted and approved in writing by the planning authority and displayed as appropriate. For the avoidance of doubt each sample panel should demonstrate the exact details of jointing, framing and fixing as demonstrated in the detailed drawings agreed under condition 2.

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

4. Prior to the commencement of development full details of the proposed roof and final pitch shall be submitted for the written approval of the Planning Authority. Notwithstanding the details in the approved plans, the proposed 17.5 degree pitch is not approved. Unless otherwise agreed the final roof pitch should be no less than 20 degrees and no more than 30 degrees. Once agreed the

development shall be completed in accordance with the approved details.

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

5. Before any work on the site is begun, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority.

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

6. 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

7. Final details of the proposed surface water drainage design and SUDS (Sustainable Urban Drainage Systems) features should be submitted to and approved in writing by the planning authority prior to the commencement of construction works on site. These details shall include sections and details of the proposed rain gardens and proposed maintenance regimes. If agreed the development shall be completed in accordance with these details and maintained in perpetuity. Prior to occupation by residents, and any subsequent occupation thereafter, an information pack explaining the purpose of the rain gardens, their care and controls over development or storage of items within shall be provided to the occupier. It will be the responsibility of the occupant and/or landowner to maintain and protect the integrity of the rain gardens.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail and ensure that the effectiveness of the SUDS and rainwater gardens is maintained in perpetuity.

8. Prior to the commencement of construction detailed plans of the proposed amenity spaces, mainly the Central Boulevard and horizontal gateways located either side, shall be provided for the written approval of the Planning Authority. The plans shall include the design, layout of spaces, equipment and location of areas of seating and other amenity features that are to be incorporated within the proposal. Given the function of this space these should be of high specification to encourage use. If agreed the development shall be completed in accordance with the approved scheme and maintained in perpetuity. Any equipment, seating or landscape features which are damaged, removed and/or rendered unusable shall be replaced at by the landlord or other responsible parties. Unless otherwise agreed in writing replacement shall be replaced like for like.

Reason: To ensure the development meets the requirements of IPG12 and ensure the continued contribution of the amenity space in the wider area.

9. Prior to the commencement of construction detailed plans of the proposed Children's Play areas shall be provided for the written approval of the Planning Authority. The plans shall include the design, layout of spaces, equipment and location of areas of seating. Given the function of these spaces these should be of high specification and robust construction and should be designed with ease of future maintenance in mind as well as maximising the available space. Any features or equipment should encourage free play and allow children to develop a range of different movement and motor skills. If agreed the development shall be completed in accordance with the approved scheme and maintained in perpetuity. Any equipment, seating or landscape features which are damaged, removed and/or rendered unusable shall be replaced at by the landlord or other responsible parties. Unless otherwise agreed in writing replacement shall be replaced like for like.

Reason: To ensure the development meets the requirements of IPG12 and ensure the continued contribution of the informal children's play features to the quality and use of the formal open space.

10. 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, informal play equipment/design, boundary treatment(s), details of trees and other features of the original boundary treatments 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, hard landscaping and play equipment, 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.

11. 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.

12. Provision shall be made in the design of the development for the parking of residents and visitor 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. Details shall be submitted prior to and approved by the planning authority prior to commencement and if agreed the cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

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

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

Reason: In order to promote Sustainable Transport

14. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations, shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

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

15. 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.

16. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with the Glasgow City Council Roads Development Guide.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

17. 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.

18. The developer shall provide lighting before any of the housing units there are occupied. Before any work on the site is begun, details of positions and types of lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the planning authority.

Reason: To enhance safety and security during hours of darkness.

19. 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.

20. No loose surface material shall be used on the first 2 metres of the driveway(s) from the front boundary of the curtilage.

Reason: To keep the road free of such material in the interests of pedestrian and vehicular safety.

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

1. In terms of Section 21 of the Roads (Scotland) Act 1984, any person other than a Roads Authority who wishes to construct a new road or an extension (including lateral widening) to an existing road must obtain Construction Consent, irrespective of whether or not such roads are to be submitted for adoption as public.
2. Work on the existing public road (Road Opening Permits): Where any work either on the existing public road is to be undertaken or if works are undertaken adjacent to the existing public road that imposes for any reason onto that public road written consent, under Section 56 of the Roads (Scotland) Act from the Roads Authority is required.
3. 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.
4. Early engagement should be undertaken with GCC Neighbourhood and Sustainability Services (Roadworks Control) on agreeing a sustainable construction methodology

ADVISORY NOTES TO COUNCIL

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

Approved Drawings

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

1. ABC-XX-XX-DR-A-0001 LOCATION PLAN Received 4 February 2020
2. ABC-XX-XX-DR-A-0002 EXISTING SITE PLAN Received 4 February 2020
3. 2020 1340-ABC-XX-XX-DR-A-0005 PROPOSED SITE PLAN - REV O Received 12 June 2020
4. ABC-B1-00-DR-A-0101 BLOCK 01 - GA PLANS 1340A1L Received 4 February 2020
5. ABC-B1-R1-DR-A-0101 BLOCK 01 - GA ROOF PLAN 1340A1L Received 4 February 2020
6. ABC-B1-XX-DR-A-0201 BLOCK 01 - GA ELEVATIONS Received 4 February 2020
7. ABC-B2-00-DR-A-0101 BLOCK 02 - GA PLANS Received 4 February 2020
8. ABC-B2-R1-DR-A-0101 B BLOCK 02 - GA ROOF PLAN Received 4 February 2020
9. ABC-B2-XX-DR-A-0201 D BLOCK 02 - GA ELEVATIONS Received 4 February 2020
10. ABC-B3-00-DR-A-0101 C BLOCK 03 06 07 - GA PLANS Received 4 February 2020
11. ABC-B3-R1-DR-A-0101 B BLOCK 03 06 07 - GA ROOF PLAN Received 4 February 2020
12. ABC-B3-XX-DR-A-0201 D BLOCK 03 06 07 - GA ELEVATIONS Received 4 February 2020
13. ABC-B4-00-DR-A-0101 C BLOCK 04 05 - GA PLANS Received 4 February 2020
14. ABC-B4-R1-DR-A-0101 B BLOCK 04 05 - GA ROOF PLAN Received 4 February 2020
15. ABC-B4-XX-DR-A-0201 D BLOCK 04 05 - GA ELEVATIONS Received 4 February 2020
16. ABC-B8-00-DR-A-0101 B BLOCK 08 - GA PLANS Received 4 February 2020
17. ABC-B8-R1-DR-A-0101 B BLOCK 08 - GA ROOF PLANS Received 4 February 2020
18. ABC-B8-XX-DR-A-0201 B BLOCK 08 - GA ELEVATIONS Received 4 February 2020
19. ABC-XX-00-DR-A-0101 C HOUSE TYPE B - GF LAYOUT Received 4 February 2020
20. ABC-XX-00-DR-A-0102 C HOUSE TYPE C1 - GF LAYOUT Received 4 February 2020
21. ABC-XX-00-DR-A-0103 C HOUSE TYPE C2 - GF LAYOUT Received 4 February 2020
22. ABC-XX-00-DR-A-0104 C FLAT TYPE K1 - LAYOUT Received 4 February 2020
23. ABC-XX-00-DR-A-0105 B HOUSE TYPE CMID - GF LAYOUT Received 4 February 2020
24. ABC-XX-01-DR-A-0101 HOUSE TYPE B - FF LAYOUT Received 4 February 2020
25. ABC-XX-01-DR-A-0102 C HOUSE TYPE C1 - FF LAYOUT Received 4 February 2020
26. ABC-XX-01-DR-A-0103 F HOUSE TYPE C2 - FF LAYOUT Received 4 February 2020
27. ABC-XX-01-DR-A-0104 FLAT TYPE K2 - LAYOUT Received 4 February 2020
28. ABC-XX-01-DR-A-0105 HOUSE TYPE CMID - FF LAYOUT Received 4 February 2020
29. ABC-XX-XX-DR-A-0101 FLAT TYPE M – LAYOUT Received 4 February 2020
30. ABC-XX-XX-DR-A-0103 FLAT TYPE Q1 - LAYOUT Received 4 February 2020
31. ABC-XX-XX-DR-A-0104 FLAT TYPE Q2 - LAYOUT Received 4 February 2020
32. ABC-XX-XX-DR-A-0105 FLAT TYPE Q3 - LAYOUT Received 4 February 2020
33. ABC-XX-XX-DR-A-0106 FLAT TYPE QWCH1 - LAYOUT Received 4 February 2020
34. ABC-XX-XX-DR-A-0107 FLAT TYPE QWCH3 – LAYOUT Received 4 February 2020
35. ABC-XX-XX-DR-A-0111 FLAT TYPE MEND – LAYOUT Received 4 February 2020
36. ABC-XX-XX-DR-A-0112 BIN STORE 1 4 GA Received 4 February 2020
37. ABC-XX-XX-DR-A-0113 BIN STORE 2 GA Received 4 February 2020
38. ABC-XX-XX-DR-A-0114 BIN STORE 3 GA Received 4 February 2020
39. ABC-XX-XX-DR-A-0115 TYPICAL CYCLE STORE GA Received 4 February 2020
40. ABC-XX-XX-DR-A-0201 SITE SECTIONS ELEVATIONS Received 4 February 2020
41. ABC-XX-XX-DR-A-0301 GA SECTIONS Received 4 February 2020

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

for Executive Director of Development and Regeneration Services

PLEASE NOTE THE FOLLOWING:

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Glasgow City Council

Development and Regeneration
231 George Street
Glasgow G1 1RX

Executive Director: Richard Brown

Reference No: 20/00204/FUL

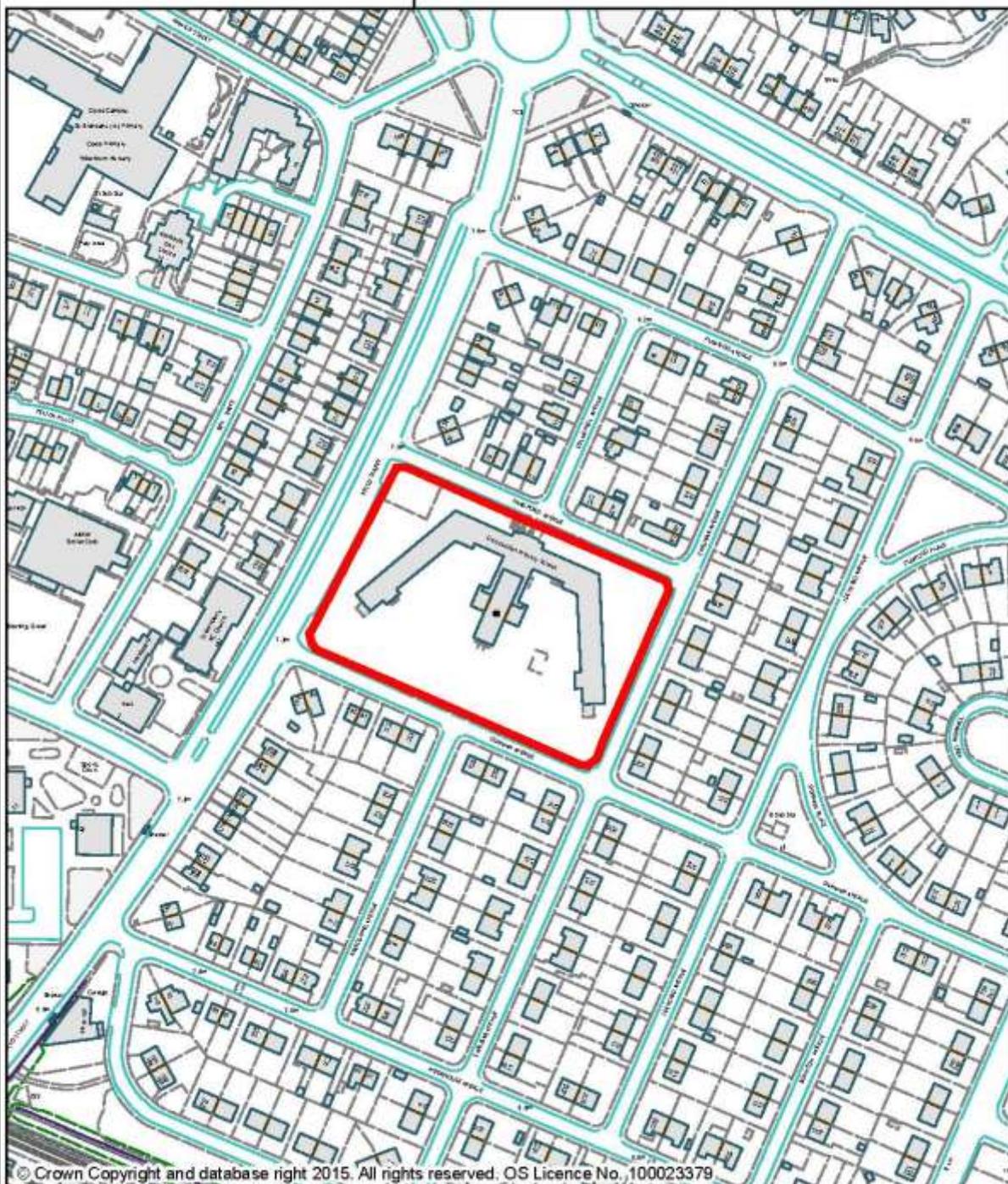
Address:

Former Garscadden Primary School 15 Hurford Ave

Scale: 1:2,500

Indicative Site Location

Ward: 13



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Location of Site (for details refer to Report)