



Planning Applications Committee

Report by
Executive Director of Neighbourhoods,
Regeneration and Sustainability

Item 1

7th March 2023

Contact: Neil Moran Phone: 0141 287 8684

Application Type Planning Permission in Principle

Recommendation Grant Subject to Condition(s)

| | | | |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------|
| Application | 22/02280/PPP | Date Valid | 08.09.2022 |
| Site Address | Site Bounded By Shawlands Arcade/Eastwood Avenue/ Kilmarnock Road Glasgow | | |
| Proposal | Erection of mixed use development, comprising retail (Class 1), office (Class 2), restaurant (Class 3), public house (sui generis), leisure (Class 11) and residential (Sui Generis) uses together with associated car parking, access, landscaping/public realm, engineering/infrastructure works (in Principle) | | |
| Applicant | Clydebuilt LP C/o Ediston Real Estate 1 St Andrew Square EH2 2BD | Agent | Zander Planning Ltd Per Alex Mitchell Clyde Office 2nd Floor 48 West George Street GLASGOW G2 1BP |
| Ward No(s) | 06, Pollokshields | Community Council | 02_096, Shawlands & Strathbungo |
| Conservation Area | | Listed | |
| Advert Type | Bad Neighbour Development | Published | 16 September 2022 |
| City Plan | | | |

Representations/Consultations

Scottish Water - No objection

West Of Scotland Archaeology Service - No objection

There were 69 objections, including from Councillor Bruce, Councillor Molyneux, Baillie MacLeod, Shawlands & Strathbungo Community Council and Living Rent Shawlands. There was also a 365 signature petition objecting. There were 51 letters of support from members of the public. The points of objection and support are summarised below:

Objections

- No parking for residents
- Loss of parking
- Servicing
- NPF 4
- Infrastructure
- Density
- Viability
- Scale
- Tall buildings

- Commitment to Phase 2
- Design
- Conservation Area
- Daylight
- Privacy
- Consultation
- Existing businesses
- Open Space
- Energy efficiency
- Anti-social behaviour
- Environment
- Cycling
- Loss of views

Letters of support

- Enhances the local area
- Public realm
- Jobs
- Housing shortages
- Energy efficient homes
- CDP4
- CDP6
- CDP11

Site History

The application site has an extensive planning history related to its use as a shopping centres, the below is the relevant site history of the entire site:

- | | |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 63/21700 | – Erection of a shopping and entertainment centre – <u>Granted in Principle on Condition</u> |
| 64/24868 | – Erection of a hotel and function room within a shopping centre – <u>Granted in Principle</u> |
| 66/24386 | – Erection of shopping centre with hotel and 47 maisonettes – <u>Granted on Conditions</u> |
| 93/03392/DC | – Internal and external alterations to shopping arcade, introduction of supermarket, additional shop units, part demolition and use of hotel as storage/retail, alterations including covered glazed mall and to pedestrian accesses to arcade – <u>Grant Subject to Conditions</u> |
| 21/01824/PAN | – Erection of mixed use development, comprising retail (Class 1), office (Class 2), restaurant (Class 3), public house (sui generis), leisure (Class 11) and residential (Sui Generis) uses together with associated car parking, access, landscaping/public realm, engineering/infrastructure works (in Principle) and to include detailed approval of Phase 1 - <u>Grant</u> |
| 21/02095/SCR | – Erection of mixed use development, comprising retail (Class 1), office (Class 2), restaurant (Class 3), public house (sui generis), leisure (Class 11) and residential (Sui Generis) uses together with associated car parking, access, landscaping/public realm, engineering/infrastructure works (in Principle) and to include detailed approval of Phase 1: Request for Screening Opinion under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 – <u>Not Required</u> |
| 22/02278/FUL | – Proposed mixed use development to include shops/retail (Class 1), offices (Class 2), restaurants (Class 3)/public houses (sui generis), leisure (Class 11) uses and residential together with associated car parking, access, landscaping, public realm, engineering/infrastructure works and demolition of existing buildings (Phase 1) – <u>Pending Consideration</u> |

Site and Description

The application site consists of the Shawlands Arcade, a 1960's shopping centre located on the west side of Kilmarnock Road and within the Shawlands Major Town Centre. The site sits opposite the Shawlands Cross Conservation Area, which includes the properties along the eastern side of Kilmarnock Road along the northern half of the site frontage.

The Arcade presents as a predominately two storey building raised one storey above street level on Kilmarnock Road, with pedestrian access at the north and southern ends of the raised walkway, with a ramp access at the midpoint. The Arcade is a concrete flat roofed building with a brick and cladding 1990's alteration to the central internal shopping arcade.

In addition to the main retail area, the Arcade has two multi storey car parks, one accessed to the north and one to the south, rooftop parking, an office block on Eastwood Avenue and various service yards. The flatted properties along Pollokshaws Road are outwith the application site, although resident's parking is within and accessed from the application site.

The Arcade offers a range of retail (Class 1), professional services (Class 2), a gym (Class 11), a bookmakers (Sui Generis) and a public house (Sui Generis). City Wall House on Eastwood Avenue provides office (Class 4) and a yoga studio (Class 11).

The proposal seeks planning permission in principle for a residential led mixed use redevelopment of the Arcade, comprising an indicative 650 flatted dwellings and retail floor space of circa 52,500sqft (4,877m²) across two phases of development. Public realm enhancements and children's play space is proposed with improved pedestrian access through the site.

As the proposal is for planning permission in principle there is little detail for consideration, with the principle of the proposal and the scope of conditions for further applications, should consent be granted, the primary consideration in this case.

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

A Preliminary Roost Assessment and Bat Activity Survey has been submitted.

iii. a design statement or a design and access statement

A Design & Access Statement has been submitted.

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 Flooding, Drainage and Surface Water Strategy, Ground Investigation Report, Archaeological Impact Assessment, Transport Assessment, Air Quality Assessment, Bat Survey, Socio-economic Impact Assessment, Statement on Energy, Design and Access Statement, Planning Statement, Pre-application Consultation Report & Shawlands Travel Guide have been submitted.

B. Summary of the terms of any Section 75 planning 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

Policies

NPF 4 Policies

- Policy 1. Tackling the climate and nature crises
- Policy 2. Climate mitigation and adaptation
- Policy 3. Biodiversity
- Policy 7. Historic assets and places
- Policy 9. Brownfield, vacant and derelict land and empty buildings
- Policy 12. Zero waste
- Policy 13. Sustainable transport
- Policy 14. Design, quality and place
- Policy 15. Local living and 20 minute neighbourhoods
- Policy 16. Quality homes
- Policy 19. Heat and cooling
- Policy 20. Blue and green infrastructure
- Policy 21. Play, recreation and sport
- Policy 22. Flood risk and water management
- Policy 23. Health and safety
- Policy 25. Community wealth building
- Policy 27. City, town, local and commercial centres
- Policy 28. Retail
- Policy 31. Culture and creativity

City Development Plan Policies

- CDP 1 & SG 1 – Placemaking
- CDP 2 – Sustainable Spatial Strategy
- CDP 4 & SG 4 – Network of Centres
- CDP 5 & SG 5 – Resource Management
- CDP 6 & IPG 6 – Green Belt & Green Network
- CDP 7 & SG 7 – Natural Environment
- CDP 8 & SG 8 – Water Environment
- CDP 9 & SG 9 – Historic Environment
- CDP 11 & SG 11 – Sustainable Transport
- CDP 12 & IPG 12 – Delivering Development

Other Material Considerations

Glasgow's Open Space Strategy (Adopted February 2020)
Design Guide for New Residential Areas (Adopted March 2013)
Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

Assessment and Conclusions

Sections 25 and 37 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 following assessment therefore focuses on the policies of the adopted development plan.

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 National Planning Framework 4 (NPF4) and the City Development Plan (CDP).

Policy 1. Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

The application site is a brownfield site occupied by a large shopping centre including multi-storey car parks. The proposal would redevelop the site providing energy efficient housing within an established high density area promoting sustainable transport choices. The landscaping committed to would provide for biodiversity enhancements.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements to contribute towards tackling the nature crisis would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 1 on tackling the climate and nature crises.

Policy 2. Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.*
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.*
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.*

The application site is a brownfield site occupied by a large shopping centre including multi-storey car parks that does not contribute any existing mitigations or adaptations towards current or future risks from climate change. The proposal would redevelop the site to provide energy efficient housing within an established high density housing area at the heart of a major town centre which would promote sustainable transport choices and therefore justifies an appropriate density of development.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements to contribute towards tackling current or future risks from climate change would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 2 on climate mitigation and adaptation.

Policy 3. Biodiversity

- a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.*

b) Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

- i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;*
- ii. wherever feasible, nature-based solutions have been integrated and made best use of;*
- iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;*
- iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and*
- v. local community benefits of the biodiversity and/or nature networks have been considered.*

The application site is a brownfield site occupied by a large shopping centre including multi-storey car parks that does not contribute any existing landscaping or habitats. The proposal is a major residential-led mixed use redevelopment and would include the creation of a landscaped private and semi-private areas that would provide for biodiversity enhancements.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements to contribute towards tackling the nature crisis would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 3 on biodiversity.

Policy 7. Historic assets and places

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*
- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements to preserve or enhance the character and appearance of the adjacent Shawlands Cross Conservation Area would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 7 on historic assets and places.

Policy 9. Brownfield, vacant and derelict land and empty buildings

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account

b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

The application site is a brownfield site occupied by a large shopping centre including multi-storey car parks. The site has no existing biodiversity value and the property has been underutilised for a number of years, with vacant units and large areas closed off for public access due to the condition of the structure.

The applicant has provided the following information as to the condition of the structure:

The general condition of the existing North and South Car Parks has been an issue for the last ten to fifteen years. There are a series of defects that have caused concern on site including areas excluded from use and public access.

Spalling concrete with exposed reinforcement is evident throughout the North and South Car Parks. Water ingress and faulty surfacing and jointing have exacerbated the soffit condition generally.

The South Car Park has pooling surface water with cracked surface finish zones. The ground floor car park area has been closed since 2009 due to the condition of the flat soffit and spalling concrete. The slab is on downstand beams where additional steel has been historically added to provide strength in the bearing zones due to perceived potential failure of the concrete beams. Netting is provided to prevent spalling concrete falling to the deck.

In the North Car Park spalling concrete is evident in the waffle slab where the soffit is netted to prevent concrete collapsing to the deck below. In addition there is exposed concrete reinforcement present via cracked concrete where water has infiltrated the structure.

The site is in an area identified by the Coal Authority as 'Low Risk' and the application has been supported by a ground investigation report. Conditions are proposed to ensure the site is made stable and remediation works are carried out prior to the commencement of any construction works on site.

The character of the existing building, as a shopping centre with a car dominated layout and large areas closed off from the public due to the condition of the structure, is not suitable for conversion to an alternative town centre use and the demolition of the building and redevelopment of the site is deemed to be the most suitable use for the site.

Subject to conditions, the proposal accords with Policy 9 on brownfield, vacant and derelict land and empty buildings.

Policy 12. Zero waste

a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.

b) Development proposals will be supported where they:

- i. reuse existing buildings and infrastructure;*
- ii. minimise demolition and salvage materials for reuse;*
- iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;*
- iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;*
- v. use materials that are suitable for reuse with minimal reprocessing.*

c) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and*
- ii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.*

Due to the deteriorated condition and its car focused layout, the existing building is not suitable for conversion and the demolition is deemed justified. In order to ensure as much of the existing building is salvaged for reuse and to minimise waste, a condition is proposed to require the applicant to take all possible steps to salvage materials for reuse and to submit a report detailing items salvaged for reuse.

The proposal, for the erection of a mixed use residential-led development, will generate waste when occupied. As the application is for Planning Permission in Principle, there is limited detail provided. Assessment of the management of waste would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 12 on zero waste.

Policy 13. Sustainable transport

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;*
- ii. Will be accessible by public transport, ideally supporting the use of existing services;*
- iii. Integrate transport modes;*
- iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;*
- v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;*
- vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;*
- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and*
- viii. Adequately mitigate any impact on local public access routes.*

c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.

d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.

e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

f) Development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development, will only be supported if they are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.

A supporting Transport Assessment (TA) has been submitted. Given the location of the site within an established major town centre and residential neighbourhood, future residents will have good accessibility to community services and infrastructure on foot that will lessen the need for private car usage. Added to this is the 'high' public transport accessibility, provided by the bus services on both Pollokshaws Road and Kilmarnock Road that are no more than 250m from the centre of the site and should offer a viable alternative to the private car.

The application site is in an area of High Accessibility in the Inner Urban Area and within Shawlands Town Centre. The site is on Kilmarnock Road which is served by a range of First Bus routes as well as Stagecoach and local services with JMB Travel.

Pollokshaws East train station is located approximately 450 metres from the site, with access to Cathcart Circle train services, with Crossmyloof train station approximately 850 metres from the site with access to the Barrhead/East Kilbride train services.

Based upon our pre-planning recommendations, the applicant has offered to fund the provision of two additional 'Co Wheels' car club, which is the Council's on-road car club partner.

The proposal, a mix of residential and retail/commercial space, would be located in a location which would not increase reliance on the private car, taking account of the wide range of public transport options and the availability of existing car and cycle hire facilities in the town centre and additions to that provision that would be delivered through the redevelopment of the site.

While the proposal is a planning permission in principle stage, and so the detail of the parking provision is not finalised, the proposal would be an ambitious low car parking development in an urban area that is exceptionally well served by sustainable transport modes. The onsite parking provision would require to focus on eliminating barriers to access for disabled people. This approach is supported by Policy 13 parts d) and e).

The site is in an area of high accessibility, with close links to public transport and a major town centre, and so a reduction in the residents car parking requirement of one space per dwelling may be justified.

In line with national and SG11 of the CDP policy to promote and encourage the use and take-up of electric vehicles (EV) by residents, passive provision for 100% EV charging should be factored into the finalised design of the internal parking courts.

Safe secure and sheltered cycle parking would need to be provided for residents in line with SG11 of the City Development Plan.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements of CDP 11 in terms of car parking, EV charging and cycle parking would need to be subject of a future Matters Specified in Conditions (MSC) application.

A draft Travel Guide leaflet has been submitted, which forms a good basis for the future Residential Travel Plan that will promote and encourage future residents to adopt sustainable travel patterns - a key element in making a 'car free' development work. It is noted that all residents will be issued with the Travel Guide, as part of their welcome pack when moving into flat. A Travel Plan is also proposed for the commercial (retail) element. Finalised Travel Plans for the residential and commercial elements should be conditioned to be subject of a future Matters Specified in Conditions (MSC) application.

The proposal accords with Policy 13 on sustainable transport.

Policy 14. Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment of the design and consistency with the qualities of successful places would need to be subject of a future Matters Specified in Conditions (MSC) application.

The existing Arcade building, with its car dominated layout, poor pedestrian access and lack of adaptability, would fail to meet these six qualities of place were it to be proposed for development today. Subject to the assessment of a future MSC application, the proposal would replace an unsuccessful place with a redevelopment that would meet these six tests of successful places.

Subject to conditions, the proposal accords with Policy 14 on design, quality and place.

Policy 15. Local living and 20 minute neighbourhoods

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;*
- employment;*
- shopping;*
- health and social care facilities;*
- childcare, schools and lifelong learning opportunities;*
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;*
- publicly accessible toilets;*
- affordable and accessible housing options, ability to age in place and housing diversity.*

The application site is within a major town centre and on a major bus route, with access to other public transport and sustainable transport options within a 5-10 minute walk. The town centre location and local area provides for a range of employment, shopping, health and social care facilities, child care and schools.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment of the play opportunities, green streets and space, affordable and accessible housing options would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 15 on local living and 20 minute neighbourhoods.

Policy 16. Quality homes

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;*
- ii. providing or enhancing local infrastructure, facilities and services; and*
- iii. improving the residential amenity of the surrounding area.*

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;*
- ii. accessible, adaptable and wheelchair accessible homes;*
- iii. build to rent;*
- iv. affordable homes;*
- v. a range of size of homes such as those for larger families;*
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;*
- vii. homes for people undertaking further and higher education; and*
- viii. homes for other specialist groups such as service personnel.*

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or*
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution*

is to be provided in accordance with local policy or guidance.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and*
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;*
- iii. and either:*
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or*
 - the proposal is consistent with policy on rural homes; or*
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or*
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.*

The application site is not an allocated housing site in the City Development Plan. The proposal is for the erection of a mixed use residential-led redevelopment of the Arcade.

Policy 16 introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. At the moment the local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to apply an affordable housing policy. Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NFP4 for the time being, until we have agreed in more detail how this can be applied across different areas in the City, based on need. This does not rule out any emerging policy informing the future assessment of detailed proposals should the position change in the intervening period.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment of community benefit, improvements in affordability and choice, timescale for build-out and consistency with the local living and 20 minute neighbourhood would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 16 on quality homes.

Policy 18. Infrastructure first

The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Due to the scale of the proposed development, it is not considered to have an adverse impact on infrastructure, with the exception of existing open space facilities, which are considered in detail under IPG 12 of the City Development Plan.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment of the provision of open space within the development would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 18 on infrastructure first.

Policy 19. Heat and cooling

a) Development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network.

b) Proposals for retrofitting a connection to a heat network will be supported.

c) Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.

d) National and major developments that will generate waste or surplus heat and which are located in areas of heat demand, will be supported providing wider considerations, including residential amenity, are not adversely impacted. A Heat and Power Plan should demonstrate how energy recovered from the development will be used to produce electricity and heat.

f) Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

The application site is not within or adjacent to a Heat Network Zone. The application has met the City Development Plan requirement for a Statement on Energy, as addressed below under CDP 5 and SG 5 'Resource Management'. The Statement on Energy has demonstrated that the intention is to use Air Source Heat Pumps & Water to Water Heat Pumps to provide a centralised heat network supply to apartments, while non-domestic areas will be provided with stand alone ASHP to meet their heating and hot water demands". No gas is shown to be used in the proposals. The proposed development is not likely to generate waste or surplus heat.

Subject to conditions, the proposal accords with Policy 19 on heating and cooling.

Policy 20. Blue and green infrastructure

b) Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances.

Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multifunctional and well integrated into the overall proposals.

e) Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

The proposed development will not result in loss or fragmentation of existing blue or green infrastructure. Proposals for landscaped amenity space and public realm will provide new green infrastructure.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment of the detailed design and maintenance of this space would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 20 on blue and green infrastructure.

Policy 21. Play, recreation and sport

d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.

e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.

f) New, replacement or improved play provision will, as far as possible and as appropriate:

- i. provide stimulating environments;*
- ii. provide a range of play experiences including opportunities to connect with nature;*
- iii. be inclusive;*
- iv. be suitable for different ages of children and young people;*
- v. be easily and safely accessible by children and young people independently, including those with a disability;*
- vi. incorporate trees and/or other forms of greenery;*
- vii. form an integral part of the surrounding neighbourhood;*
- viii. be well overlooked for passive surveillance;*
- ix. be linked directly to other open spaces and play areas.*

g) Development proposals that include new or enhanced play or sport facilities will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

As the application is for Planning Permission in Principle, there is limited detail provided. The proposed development includes commitments in the landscape strategy to provide a mix of amenity spaces, growing spaces and children's play areas within publicly accessible areas which would serve the needs for proportionate good quality provision for play.

Assessment of the detailed design and maintenance of this space would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 21 on play, recreation and sport.

Policy 22. Flood risk and water management

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.*
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;*
- iii. seek to minimise the area of impermeable surface.*

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

The applicant has provided a Flood Risk Assessment and details of the proposed surface water drainage strategy. As the application is for planning permission in principle, the details of these are subject to amendment and so conditions should be applied to ensure the site is suitably screened for flood risk and the surface water drainage is dealt with appropriately.

Scottish Water have not objected to the connection of the proposal to the public water mains.

Subject to conditions, the proposal accords with Policy 22 on flood risk and water management.

Policy 23. Health and safety

a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

b) Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required.

d) Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals will consider opportunities to improve air quality and reduce exposure to poor air quality. An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely.

e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.

f) Development proposals will be designed to take into account suicide risk.

The proposed development includes a mix of private and semi-private spaces, children's play and growing spaces as commitments in the landscape strategy. The proposal offers opportunities for exercise, growing spaces and relaxation spaces which will benefit the mental health of future residents.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirement for an air quality assessment and noise would need to be subject of a future Matters Specified in Conditions (MSC) application.

The proposed development would, through the Building Warrant process, meet the Scottish Building Regulations and therefore be designed to minimise suicide risk.

The proposal accords with Policy 23 on health and safety.

Policy 27. City, town, local and commercial centres

a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.

b) Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:

i. will be supported in existing city, town and local centres, and

ii. will not be supported outwith those centres unless a town centre first assessment demonstrates that:

- all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable;*
- the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and*
- the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.*

e) Development proposals for residential development within city/town centres will be supported, including:

i. New build residential development.

ii. The re-use of a vacant building within city/ town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.

iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.

f) Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will:

i. retain an attractive and appropriate frontage;

ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and

iii. not result in an undesirable concentration of uses, or 'dead frontages'.

g) Development proposals for city or town centre living will take into account the residential amenity of the proposal. This must be clearly demonstrated where the proposed development is in the same built structure as:

i. a hot food premises, live music venue, amusement arcade/centre, casino or licensed premises (with the exception of hotels, restaurants, cafés or off licences); and/or

ii. there is a common or shared access with licenced premises or other use likely to be detrimental to residential amenity.

The proposed mix use redevelopment would enhance and improve the vitality and viability of Shawlands Town Centre, by providing additional footfall from new residents and the delivery of new retail and commercial floorspace which better suits the requirements of contemporary retail/commercial operators.

The proposed mix use would include a substantial element of new build residential that does not include residential use at ground level, with the exception of private residential entrances, with the ground floor areas providing retail/commercial floorspace.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirement to preserve residential amenity would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal is in accordance with Policy 27 on city, town, local and commercial centres.

Policy 28. Retail

a) Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals:

- i. will be supported in existing city, town and local centres, and*
- ii. will be supported in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP.*
- iii. will not be supported in out of centre locations.*

b) Development proposals for retail that are consistent with the sequential approach (set out in a) and click-and-collect locker pick up points, will be supported where the proposed development:

- i. is of an appropriate scale for the location;*
- ii. will have an acceptable impact on the character and amenity of the area; and*
- iii. is located to best channel footfall and activity, to benefit the place as a whole.*

The application site sits within the Shawlands town centre, an identified Major Town Centre, and therefore the proposal accords with the sequential approach. The proposal would provide a reduction of retail/commercial floorspace that is deemed to be an appropriate scale for the location, addressed in more detail below under CDP 4 'Network of Centres'. The site is located to best channel footfall and activity to the centre of the town centre to the benefit of the town centre as a whole.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirement to protect the character and amenity of the area would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal is in accordance with Policy 28 on retail.

Policy 31. Culture and creativity

a) Development proposals that involve a significant change to existing, or the creation of new, public open spaces will make provision for public art. Public art proposals which reflect diversity, culture and creativity will be supported.

The proposal includes a substantial creation of new public realm within the site and proposes to enhance the adopted areas fronting the site. As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the provision for public art would be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with Policy 31 on culture and creativity.

In conclusion, the proposal is considered to fully comply with the relevant NPF4 policies.

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. The following CDP 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.

Glasgow's high density housing principally takes the form of tenements and high rise blocks. Tenements are the archetypal Glasgow built form and have played a significant role in the historical development of the City, its memories and in the way communities live and interact. Glasgow's tenements are ingrained

in the physical character of the City and the social life of its citizens. Tenements help to create a strong sense of place and they give Glasgow a clearly defined identity, with their height, density, materials, façade articulation and distinctive courtyard form.

While many tenements were demolished in the 1960s, their cultural significance and the merits of their housing provision are now widely recognised and supported. The City's traditional sandstone tenements should be, wherever possible, be retained. Where these have fallen into disrepair, they should wherever possible, be repaired and brought back into use. Creative modern interpretation of the tenement is welcomed, especially where height, façade articulation and materials respond to the City's existing outstanding tenemental areas in innovative and contemporary ways.

The Placemaking priorities for High Density Housing Character Areas are:

- a) Providing high quality community facilities and levels of amenity;
- b) Creating vibrant communal open spaces that seek to foster a sense of custodianship and encourage the adaptability of grey open space;
- c) Promoting development of an appropriate density; and
- d) Integrating public transport and active travel connections

These priorities will contribute towards reinforcing the sense of community within high density areas. By promoting a range of community amenities and improving links, the aim is to reactivate these areas and reconnect them to other parts of the City.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the Placemaking Principle would be subject of a future Matters Specified in Conditions (MSC) application.

The masterplan site layout shows a site that accounts for the placemaking priorities for high density housing character areas. A series of roof terraces, courtyards and public realm would offer a high level of amenity for residents and the wider community. Permeability of the site through the public realm strategy is key, with a change in emphasis away from the car dominated Arcade to a pedestrian and cycle friendly permeable layout.

The proposed masterplan layout demonstrates a residential led mixed use redevelopment of the site with retail activation of ground floor, public realm enhancements featuring new public open space and an enhancement to the streetscene along Kilmarnock Road. The challenging change in levels across the site have been demonstrated to be able to be addressed while improving pedestrian and cycle permeability of the site.

The application site is in an area of High Accessibility to public transport within the Inner Urban Area. Sites in the Inner Urban Area may vary between 30 and 100 Dwellings Per Hectare (DPH) in Base Accessibility locations, whilst higher densities will be expected in High Accessibility locations and should be justified against the General Principles.

The General Principles state that the appropriate density of residential development will vary according to: location; context and setting; the scale and massing of adjacent buildings; and public transport accessibility & active travel opportunities.

The application site sits in the inner urban area in an area of high accessibility. The development proposal is for circa 650 dwellings on a 2.494 hectare site, which is a density of 260.6 dph. The site is within an existing urban setting which is characterised by traditional sandstone tenement properties where the surrounding tenemental blocks range in density from 202-341 dph. While the indicated proposed density is within this range, the final proposed density would need to be considered in a future Matters Specified in Conditions (MSC) application.

The amenity of the proposed flats, scale and massing, design, materials, bin and cycle storage, and assessments for daylight, sunlight and privacy are details that would be subject of a future Matters Specified in Conditions (MSC) application.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the Placemaking Principle and the detailed supplementary guidance should be subject of a Matters Specified in Conditions (MSC) application.

The proposal accords with the relevant criteria of policies CDP 1 and SG 1.

CDP 2 – Sustainable Spatial Strategy

This policy provides a spatial representation of The Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City. The Policy therefore highlights that Spatial Supplementary Guidance will be prepared for these priority areas in accordance with the Sustainable Spatial Strategy.

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:

1. Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy;

Comment: There proposal has been considered against the relevant National Planning Framework 4 policies which has superseded the Clydeplan Strategic Development Plan.

2. Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;

Comment: The application site is within the Southside Central Local Development Plan are, however the final draft of this Local Development Framework has not yet been published and it is not yet adopted. There is not currently Sustainable Spatial Guidance for this area.

3. Protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland;

Comment: The proposal would not impact on the City Centre, or its role as the sustainable regional centre of the West of Scotland.

4. Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas;

Comment: The development site is out with the River Clyde Development Corridor.

5. Protect and reinforce town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities;

Comment: The proposed mixed use development is in the heart of the Shawlands town centre and includes retail activation to all frontages that would generate significant footfall.

6. Support the regeneration and redevelopment of key housing investment areas;

Comment: The development site is not in a key housing investment area.

7. Utilise brownfield sites in preference to greenfield sites;

Comment: The development site is a brownfield site.

8. Prioritise the remediation and reuse of vacant and derelict land;

Comment: The development site is not vacant or derelict.

9. Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations;

Comment: The proposal is not an economic development proposal.

10. Contribute to the development of vibrant and accessible residential neighbourhoods;

Comment: The proposed development would deliver ground floor retail and commercial space within a pedestrian and cycle focused layout that would enhance the permeability of the site which would contribute towards the development of a vibrant and accessible residential neighbourhood.

11. Support higher residential densities in sustainable locations;

Comment: The development is proposed to be a high density residential development however the number of dwellings and the density would need to be considered in a future Matters Specified in Conditions (MSC) application.

12. Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

Comment: The site is not within the Green Belt; however the proposal provides for an enhancement of open space which will be an enhancement for the green network.

13. Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme;

Comment: The proposal has been assessed against policies CDP 8 and SG 8 'Water Environment', as addressed below, and will accord with the requirements of the Metropolitan Glasgow Strategic Drainage Partnership.

14. Support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation;

Comment: The site is not adjacent to, and does not contain, a waterway.

As the application is for Planning Permission in Principle, there is limited detail provided. Detailed assessment against the Sustainable Spatial strategy would be subject of a future Matters Specified in Conditions (MSC) application.

The proposal accords with the Sustainable Spatial Strategy, and therefore accords with policy CDP 2.

CDP 4 – Network of Centres & SG 4 – Network of Centres

Policy CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by: maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland; protecting and revitalising all Town Centres within the Network; supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres; supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and embracing the principles of placemaking, and building on the strengths of each Centre.

SG 4 identifies Shawlands as a traditional high street Major Town Centre with a range of shops, restaurants and bars serving the south side of the City and surrounding area. The aim of SG 4 for Shawlands is to support Shawlands Town Centre Action Plan and the comprehensive redevelopment of the Shawlands Arcade in line with the principles set out in SG 4.

AG 1: The Sequential Approach

a) In line with SPP, sites should be considered in the following order of preference:

- 1. Town Centres (including the City Centre, Major Town Centres and Local Town Centres)*
- 2. Edge of Town Centre locations*
- 3. Other Retail and Commercial Leisure Centres*
- 4. Out of Centre locations that are, or can be made, easily accessible by a choice of transport modes*

The application site sits within the Shawlands town centre, an identified Major Town Centre, and therefore the proposal accords with the sequential approach.

AG 6: Retention of Large-Scale Retail and Commercial Leisure Uses Within Town Centres

a) Proposals for the redevelopment of existing large-scale retail or commercial leisure floorspace within a Town Centre must not result in a loss of either Class 1 Retail or Class 11 Assembly and Leisure floorspace unless the proposal accords with relevant Spatial Supplementary Guidance.

b) Where an anchor retailer or leisure operator seeks to move out of a Town Centre to a non-Town Centre location, it must be demonstrated, to the satisfaction of the Planning Authority, that there is sufficient expenditure available to support both the new proposal and the existing Town Centre floorspace.

Criterion b) does not apply in this case since there is no indication that any operator is seeking to move outside the town centre. In relation to criterion a), the Shawlands Town Centre Action Plan, although

published in 2012, remains relevant Spatial Supplementary Guidance in the respect that it identifies the Arcade as a focus for “larger ‘high street brand’, class 1 shop units”. This vision is consistent with the current proposal’s aspiration to create a modern retail destination and therefore it may be considered a potential exception to AG6 provided that the replacement retail floorspace meets the definition set out in the TCAP. In this respect the applicant’s planning statement states that the proposal would provide circa. 5000sqm of retail/commercial floorspace. This is less than half of the circa. 11,600sqm of floorspace that is identified in the most recent council outlet survey of the Arcade (December 2021). Of this floorspace around 8,600sqm is class 1 and around 3000 is non-class 1 commercial uses. A reduction of this scale represents a significant erosion of retail/commercial floorspace as defined in AG6. The applicant states that although the floorspace will be reduced, the replacement floorspace will improve the centre and provide a configuration of units that will be able to attract the type of smaller scale convenience operators that seek to locate in Centres like Shawlands.

Whilst it is accepted that a reduction in the amount of retail floorspace in Shawlands Town Centre is appropriate in light of changes to shopper behaviour, notably in the form of increased online shopping, the amount of replacement retail floorspace needs to be appropriate to the status of Shawlands as a Major Town Centre as defined in the CDP. The applicant has stated that they are agreeable to using the 70% retail threshold set out in AG4 on non-retail uses in major town centres to set the amount of the replacement floorspace as retail.

Subject to a condition requiring the replacement floorspace to be a minimum of 70% Class 1, the proposal will be acceptable in terms of AG6 and the TCAP and will deliver 'a contemporary retail/residential led mixed use site' as stated in the applicant’s Planning Statement.

Subject to this condition, the proposal is in accordance with AG6.

AG 9: Large Scale Retail and Commercial Leisure Development Proposals

a) *Retail or commercial leisure development proposals **not identified in Table 8**, that are over 1000 sq m (gross) convenience retail floorspace and/or over 2000 sqm (gross) comparison retail (or commercial leisure) floorspace, must be accompanied by supporting information to allow the Council to determine whether the proposal is acceptable with respect to the criteria set out below:*

- (i) Accordance with the sequential approach, as detailed in Assessment Guideline 1.*
- (ii) The proposal will help to meet a demonstrated quantitative or qualitative deficiency.*
- (iii) An assessment of the retail impact of the proposal to ensure it will not have a significant adverse impact on the vitality and viability of Centres, either on its own or cumulatively with other consented developments.*
- (iv) An assessment of any significant economic impact of the proposal, including any job creation and potential job displacement effects created by the loss of employment within Town Centres.*
- (v) The scale of the proposal will not change the role and function of a Centre relative to other Centres with the same status in the Network. Such proposals will require to be promoted through a plan-led process.*
- (vi) Good existing or potential access by the appropriate catchment population. This should be by a variety of means of transport (including public transport, cycle and on foot)*.*
- (vii) Existing physical infrastructure must be capable of supporting the development or, failing this, capable of being improved to the necessary standards*.*
- (viii) No loss of amenity to nearby residents and no adverse environmental impacts (unless mitigated to the satisfaction of the Council).*
- (ix) The proposal does not conflict with other provisions set out in the City Development Plan and associated Supplementary Guidance (including Spatial Supplementary Guidance).*

b) *In exceptional circumstances proposals that are under the floorspace thresholds set out in a) above may also be required to demonstrate compliance with a)(i) to (vii) (for example where a proposal has the potential to affect a Local Town Centre).*

Table 8 (i) – Identified Development Opportunities without Planning Permission

| Location | Development | Sequential Status |
|------------------------------------------|-------------------|-------------------|
| St Enoch’s East | Comparison retail | City Centre |
| Potential Shawlands Arcade Redevelopment | Retail/mixed use | Major Town Centre |

Although the redevelopment of the Shawlands Arcade is identified in table 8, and therefore does not require to meet the criteria above, the applicant has provided information to support the proposed redevelopment against the above criteria.

The proposal is located in the Town Centre and the provision of modern retail represents a qualitative uplift. Although a reduction in floorspace is proposed, the provision of additional housing within the centre will create additional expenditure that will have a positive impact within the centre.

The applicant has commissioned a socio-economic that indicates that the redevelopment would deliver an uplift of 90 jobs and £6.3m GVA within the Glasgow area. The proposal will update the retail and commercial offer within Shawlands town centre and reinforce its status as a Major Town centre. Shawlands town centre is highly accessible by public transport, cycle and on foot. Amenity aspects have been taken into account in the design of the scheme, as addressed under CDP 1.

The proposal is deemed to accord with AG9.

AG 10: Food, Drink and Entertainment Uses

In order to protect residential amenity, the following factors will be taken into consideration when assessing whether the location of proposed food, drink and entertainment uses is acceptable:

a) City-Wide:

(i) Proposals for food, drink and entertainment uses must not result in a detrimental effect on the amenity of residents through the effects of increased noise, activity and/or cooking fumes. No more than 20% of the number of units in a street block frontage, containing or adjacent to residential uses, should be in use as a hot food shop, public house, composite public house/Class 3 or composite hot food shop/Class 3 use.*

(ii) Public houses, Class 11 and Sui Generis uses must not be located under new build residential development.

(iii) The Council will not support food, drink and entertainment uses in rear lanes that are immediately adjacent to residential properties, unless part of a comprehensive redevelopment of an existing rear lane or creation of a new rear lane, where it can be demonstrated that residential amenity will not be adversely affected.

c) Outwith the City Centre:

(i) Public houses, Class 11 and Sui Generis uses must not be located within, or immediately adjacent to, existing residential buildings.

(ii) Applications for extensions to existing public houses, Class 11 and Sui Generis uses must not increase the floorspace for public use under residential flats, or extend into residential backcourt areas.

(iii) Hours of operation will be agreed with the Planning Authority, based on local circumstances and the impact of the proposal on residential amenity, but shall not exceed 08:00 to 24:00 hours.

As the application is for Planning Permission in Principle, there is limited detail provided. As addressed above under AG6, the proposal is to be conditioned to ensure a minimum 70% Class 1 use. Assessment against the requirements of AG10 to protect residential amenity would need to be subject of a future Matters Specified in Conditions (MSC) application.

AG 12: Treatment and Disposal of Cooking/Heating Fumes

a) Proposals for a food and drink use will only be considered favourably if suitable arrangements for the dispersal of fumes can be provided, to the complete satisfaction of the Council. The following information will be required:

(i) Plans to show all proposed cooking/heating equipment, with full details of the fume dispersal method. This information must be shown on both the Plan and the Elevation drawings;

(ii) Full specifications of the proposed ventilation system, including the design, size, location and finish;

(iii) A full maintenance schedule of the ventilation system to ensure its continued effectiveness; and

(iv) Prior to the installation of any system for the dispersal of cooking fumes or odours, a certificate from a member of the Building Engineering Services Association (BESA) shall be submitted confirming that the proposed fume/odour treatment method will operate to its full specification, when fitted at the application site. This requirement will be secured by a suspensive condition imposed on any relevant planning permission granted.

b) Dispersal of cooking/heating fumes should be by an externally mounted flue, erected on the rear or side elevation to a height sufficient to disperse fumes above any nearby property.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements of AG12 to ensure suitable ventilation arrangements are in place would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with CDP 4 and SG 4.

CDP 5 – Resource Management & SG 5 – Resource Management

Policy CDP5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy will be required to support all applications to which this policy applies

A Statement on Energy (SoE) has been provided demonstrating that the intention is to meet Gold Hybrid of the three options to meet the requirements of SG 5. The proposal indicates that Phase 1 would use Air Source Heat Pumps & Water to Water Heat Pumps to provide a centralised heat network supply to apartments, while non-domestic areas will be provided with stand alone ASHP to meet their heating and hot water demands”. No gas is shown to be used in the proposals.

This has met the requirements of the first stage of the Statement on energy process and therefore requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion.

A condition requiring this is proposed and subject to this condition the proposal would accord with CDP 5 and SG 5.

CDP 6 – Green Belt & Green Network & IPG 6 – Green Belt & Green Network

In accordance with policy CDP6, there is a strong presumption in favour of the retention of the categories of open space shown in Table 3, as identified on the Council's Open Space Map. The application site has three small areas identified as 'Amenity Greenspace – Transport'. One is located at the edge of the north car park and the other two at the edge of the south car park within the Arcade.

For open spaces in a “publicly usable” category of open space there may be some circumstances in which the Council will permit development on open space, including where:

- a) *the open space has little open space value when considered against the relevant criteria of BOX 1/Figure 1. In such circumstances, the Council will expect a contribution towards mitigating the loss of this open space); or*
- b) *the proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or*
- c) *the proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost. The replacement space should be in an acceptable location which would better serve local needs; or*
- d) *it is to be developed in accordance with an approved masterplan that provides for a redistribution of open space to be delivered in line with this IPG and that provides equivalent or enhanced functionality;*

The identified open spaces are small unusable spaces primarily for visual amenity. The applicant has sought to demonstrate a commitment to an increase of publicly accessible high quality public realm, including soft landscaping and children's play. This is deemed to be higher quality new open space to replace that which would be lost. The replacement space is onsite and therefore is deemed to be an acceptable location which would better serve the local needs.

Subject to the proposed conditions the proposal meets the requirements of criterion 'c)' and therefore is one of the limited circumstances in which the Council will permit development on open space.

The proposal accords with policies CDP 6 and IPG 6 'Green Belt & Green Network'.

CDP 7 – Natural Environment & SG 7 – Natural Environment

Policy CDP 7 states that the Council expects that all development proposals shall be based on an understanding of the characteristics of the site, including any possible geodiversity, wildlife or habitat significance. This should be done as part and parcel of a wider placemaking approach, and prior to site clearance/preparation works beginning. The extent to which appraisal is required will depend on the scale, nature and location of the proposal.

It may be that an initial site appraisal is sufficient but, depending on the findings, you may need to carry out further surveys for particular species or in relation to a particular habitat. A typical site appraisal should:

- a) highlight any designations (including Local Geodiversity Sites) on or near to the site;
- b) identify potential important habitats (mature trees, woodland, hedgerows, ponds or watercourses);
- c) identify if protected species are likely to be in, or near, the site;
- d) give an indication of the ecological data required for progressing a planning application; and
- e) recommend if more detailed surveys will be necessary.

Where a protected or otherwise important species or habitat has been identified on, or adjacent to, the site, planning applications shall be supported by an appropriate level of information. At the time of submitting a planning application, applicants need to provide the following, as appropriate:

- a) Information on specific habitats, plants, animals and geology and the surrounding area, including its sensitivity, significance and value.
- b) An assessment of any potential effect of the development on these features.
- c) If adverse effects are expected, the details of proposed mitigation measures by the developer to avoid or minimise these effects.
- d) Where there is likely to be unavoidable damage or disturbance, then proposals which would compensate for the loss.
- e) A statement of whether there may be licensing requirements and, with reference to the relevant licence tests, a demonstration that a future species licence is likely to be granted.

Site appraisals and surveys shall be undertaken by a suitably qualified/experienced licensed ecologist, and with reference to the geodiversity surveys by BGS.

At pre-application stage, the applicant was asked to provide a bat survey which found no signs of bats present during the survey and the existing buildings have low suitability for roosting bats. Habitat suitable for nesting birds was identified, although none were observed at the time. A check for nesting birds should be carried out prior to any demolition works. Subject to suitable conditions, the site has been adequately screened for protected species.

The proposed masterplan layout indicates a significant increase in public realm with soft landscaping as well as residents landscaped terraces. There is significant potential for biodiversity enhancements within these areas, a detailed package of enhancements should be conditioned to be provided with the first MSC application, in order to ensure the enhancements are embedded in the detailed design of these spaces and the maintenance schedule.

Subject to conditions, the application has been adequately screened for the potential impact on the natural environment and the proposal is in accordance with CDP 7 and SG 7.

CDP 8 – Water Environment & SG 8 – Water Environment

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 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 applicant has provided a Flood Risk Assessment and details of the proposed surface water drainage strategy. As the application is for planning permission in principle, the details of these are subject to amendment and so conditions should be applied to ensure the site is suitably screened for flood risk and the surface water drainage is dealt with appropriately.

Subject to conditions, the application has been adequately screened for flood risk and the proposal is in accordance with the surface water drainage strategy of SG 8.

CDP 9 – Historic Environment & SG 9 – Historic Environment

This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements of CDP 9 to ensure the proposal is of a sufficiently high quality design that respects and complements the character and appearance of the adjacent Shawlands Cross Conservation Area would need to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions, the proposal accords with CDP 9 and SG 9.

CDP 11 – Sustainable Transport & SG 11 – Sustainable Transport

Transport Assessments are seen as a tool aimed at integrating transport and land use planning. They concern person trips, not just general traffic trips, and should encompass all transport modes, including walking, cycling and public transport. The Council requires the submission of a TA to support development applications that are likely to have significant transport implications. The coverage and detail of the Transport Assessment should reflect the scale and the likely extent of transport impacts of the proposed scheme.

A supporting Transport Assessment (TA) has been submitted. Given the location of the site within an established major town centre and residential neighbourhood, future residents will have good accessibility to community services and infrastructure on foot that will lessen the need for private car usage. Added to this is the 'high' public transport accessibility, provided by the bus services on both Pollokshaws Road and Kilmarnock Road that are no more than 250m from the centre of the site and should offer a viable alternative to the private car.

The Design Guide for New Residential Areas states that the design of new residential developments should give place and movement equal consideration. Layouts should encourage walking and cycling and discourage car based trips; therefore they should: identify carefully considered and potentially commercially viable public transport routes to, from and through the site; and ensure all dwellings are served by a potentially adoptable road.

The masterplan layout shows that Phase 1 of the development would take vehicular access off a single point of Eastwood Avenue, which will allow 2 of the existing 3 accesses into the Shawlands Arcade complex to be removed. For Phase 2, access onto Pollokshaws Road and Eastwood Avenue is proposed.

Parking provision in residential developments should be assessed against the standards set out in SG 11. In locations where space is restricted, the availability/provision of on-street parking can be taken into account in supply calculations for residential development, particularly for visitor parking. All such provision should be in marked bays and this may require the Council to promote a Traffic Regulation Order, at the developer's expense.

On-street parking, however, will be considered where integral to the design of a development. It will also be considered for certain development types where off-street parking may be neither practical nor feasible, e.g. tenemental infill, terraced housing or the retention of listed buildings. The availability of on-street parking, however, cannot be guaranteed indefinitely and the Council retains the right to introduce Controlled Parking Zones (CPZs).

The basic minimum standard for parking provision for new build is: 1 allocated space per dwelling unit for residents; and an additional 0.25 unallocated spaces per dwelling unit for visitors.

Variation, above or below these basic standards shall be justified against the following:

- public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility;
- density and open space considerations;
- placemaking, townscape and design requirements;
- house size and house form i.e. flatted accommodation with the lowest requirement, through terraced and semi-detached, to detached with the highest requirement;
- car availability by household in the surrounding area; and
- existing pressure on on-street parking in the surrounding area.

Parking provision shall be off-street unless on-street parking is considered integral to the design of the development or off-street parking is neither practical nor feasible e.g. as may be the case with tenemental conversions/subdivisions. Future TROs could impact on the usability of on-street spaces, and this may be a consideration in determining the acceptability of on-street provision. Account should be taken of the Council's Design Guide for New Residential Areas. An advisory note will be attached to all decision notices stating that residents will be ineligible for residents' parking permits for new developments constructed in CPZs.

The application site is in an area of High Accessibility in the Inner Urban Area and within Shawlands Town Centre. The site is on Kilmarnock Road which is served by a range of First Bus routes as well as Stagecoach and local services with JMB Travel.

Pollokshaws East train station is located approximately 450 metres from the site, with access to Cathcart Circle train services, with Crossmyloof train station approximately 850 metres from the site with access to the Barrhead/East Kilbride train services.

Based upon pre-planning recommendations, the applicant has offered to fund the provision of two additional 'Co Wheels' car club, which is the Council's on-road car club partner. Increased provision, if required, can be explored in any detailed proposal.

The site is in an area of high accessibility, with close links to public transport and a major town centre, and so a reduction in the residents car parking requirement of one space per dwelling may be justified. Should detailed proposals come forward then a legal agreement would be required to manage the parking.

In line with national and SG11 of the CDP policy to promote and encourage the use and take-up of electric vehicles (EV) by residents, passive provision for 100% EV charging should be factored into the finalised design of the internal parking courts.

Safe secure and sheltered cycle parking would need to be provided for residents in line with SG11 of the City Development Plan.

As the application is for Planning Permission in Principle, there is limited detail provided. Assessment against the requirements of CDP 11 in terms of car parking, EV charging and cycle parking would need to be subject of a future Matters Specified in Conditions (MSC) application.

A draft Travel Guide leaflet has been submitted, which forms a good basis for the future Residential Travel Plan that will promote and encourage future residents to adopt sustainable travel patterns - a key element in making a 'near car free' development work. It is noted that all residents will be issued with the Travel Guide, as part of their welcome pack when moving into flat. A Travel Plan is also proposed for the commercial (retail) element. Finalised Travel Plans for the residential and commercial elements should be conditioned to be subject of a future Matters Specified in Conditions (MSC) application.

Subject to conditions it is considered that the proposal accords with CDP 11 and 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.

In terms of amenity space facilities, the proposal site has no parks within the 400 metre catchment used by the policy. Using the methodology agreed for assessment of amenity space, the level of provision in this area is considered to be in deficit. In relation to children's play facilities, there are no play areas within 300 metres of the site, the level of provision is considered deficient.

As the application is for Planning Permission in Principle, there is limited detail to allow for calculation of the required amounts of amenity open space, children's play, allotments/community gardens and formal/informal sports.

The applicant has provided an open space/public realm strategy for the two phases of development proposed. This commits to providing two level 3 local equipped areas for play, one in each phase, and the provision of a range of private and semi-public open spaces which would make full provision of the amenity space requirement onsite. An onsite contribution in terms of allotments/community gardens is intended to be included within the private spaces. No provision for formal/informal sports is proposed.

In addition to this onsite provision of amenity, children's play and growing spaces, the applicant proposes to build upon the works already completed with Shawlands Town Centre and seeks to include an enhanced public footpath along the Kilmarnock Road frontage.

Given this public realm improvement has wider benefits than the proposed development, completing the Shawlands public realm works started by the Council as part of the Town Centre Action Plan, it is proposed that this be recognised and discounted from the overall open space contribution for the development.

IPG 12, in its current interim form, does not take account of public realm areas for residential proposals, and doesn't obligate contributions for non-residential development outwith the city centre. The cost of works involved for this proposal can be calculated from the cost of the Council public realm works with an uplift for inflation.

The benefit of this preferred solution is that it will ensure the 'completion' of the public realm within the Shawlands Town Centre, contributing to the setting of the town centre and the adjacent Shawlands Cross Conservation Area. At PPP stages it is not possible to verify whether a proposal complies with the terms of the policy and its requirements, however, the proposed approach is considered to demonstrate that a detailed proposal can be compatible and that the public realm approach is well reasoned and consistent with the wider aims of the development plan.

Assessment against the requirements of CDP 12 to provide open space would need to be subject of a future Matters Specified in Conditions (MSC) application. A condition requiring details of the proposed residential accommodation provided within each phase is proposed to be subject of a condition and would include details of the proposed public realm enhancement calculation.

Subject to conditions, the proposal is in accordance with policies CDP 12 and IPG 12.

In conclusion, the proposal is considered to fully comply with the relevant NPF4 and City Development Plan policies.

In terms of issue (a), therefore, the proposal is considered to accord 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 Material considerations, these are as follows:

Letters of Objection

- No parking for residents – The locality is very unsuited to a 300 vehicle increase as it is already restricted and busy, therefore the development would cause a huge environmental and Parking problem as there is no way people will give up their cars and the idea of only having 30 car park spaces is irresponsible and short sighted.

Without contractual conditions or a controlled parking zone operational across the wider area, there remains a real risk that the development will add significant pressure on parking. If consent is granted, then the delivery of an enforceable no-car development should be conditioned, or funding secured via legal agreement to progress area-wide parking controls.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment against the requirements of resident's parking would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Loss of parking – At present there exists off street parking both behind and above the shopping arcade which enables shoppers to enter easily. This does not appear to be being replaced.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment against the requirements for on-site parking would need to be subject of a future Matters Specified in Conditions (MSC) application. However, NPF4 sets a clear direction that proposals located to be well served by alternative transport modes should be encouraged to have low or no parking.

- Servicing – At present all the shops in the arcade can be serviced in loading areas behind the arcade. This does not appear to be being replaced.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment against the requirements for servicing of the development would need to be subject of a future Matters Specified in Conditions (MSC) application.

- NPF 4 – The Planning Statement for the development proposals also makes direct reference to NPF4, so should therefore reflect its policy context. However, the proposals are not consistent with some aspects of NPF4, including: no provision of affordable housing; and no clear statement of community benefit.

Comment: As addressed above, the proposal is deemed to be in accordance with NPF 4 subject to conditions which would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Infrastructure – Current infrastructure: roads, drainage, sewerage is already under strain. Shawlands already has issues with access to dentists, GPs, schools etc. These houses are projected to increase the population of Shawlands by 10% and will cause additional pressure on these services.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the impact on local infrastructure would need to be subject of a future Matters Specified in Conditions (MSC) application. These applications will need to be supported by a statement on how the proposal provides or enhances local infrastructure.

- Density – The RTP1 recommends average levels rising to 100-200 dph (dwellings per hectare) for housing around important transport hubs, whereas this proposal will be 302 dph in Phase 1 and 260 dph across the whole site. It would not respect the existing identity of the area, instead dramatically changing the skyline of Shawlands and its well-established architectural identity and sensitive character.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the proposed density would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Viability – The developer has stressed throughout the consultation process that many aspects of the development are required to meet their financial and budgetary requirements. The density, limitation on parking provision, height of the buildings have all been stipulated as being non-negotiable.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment density, including viability issues, would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Scale – The height and scale will negatively impact the landscape of the area and result in a loss of light and privacy to neighbouring properties.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the proposed scale would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Tall buildings – The fourteen storey development is completely outwith the character of the area and is contrary to CDP1 Part2, 5.22. Given that the surroundings of the Shawlands Arcade are tenement buildings in the traditional three or four storey build, and noting the proximity of this development to the historic Shawlands Cross conservation area, Shawlands is not an appropriate area for the development of tall buildings.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the proposed height would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Commitment to Phase 2 – Lack of information and commitment to Phase 2, we could be left with a half undeveloped Arcade.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the entire site would need to be subject of a future Matters Specified in Conditions (MSC) application. A condition obligating the delivery of a development would exceed the legal test of reasonableness. However, a condition is attached to the recommendation requiring a masterplan approach to be applied to developing the site which should afford a proportionate level of control over development.

- Design – The design of the proposed buildings, combined with their height, will result in a large area of blandness which will do nothing to enhance the look of the area and its heritage. This is contrary to Glasgow's planning priorities.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the design against the requirements for placemaking would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Conservation Area – One of the aims of CDP9 'Historic Environment' is to have development that 'provides a sense of identity, place and continuity for local communities'. The proposed multi-storeys would not provide this, instead they would create an alien environment that does not echo the historic surroundings.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of any impact on the setting of the Shawlands Cross Conservation Area would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Daylight – The height of this development will cause a loss of light to many properties

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of any impact on daylight to existing properties would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Privacy – The height of this development will cause a loss of privacy to many properties.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of any impact on privacy would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Consultation – I did not feel the two online meetings early in the process, were sufficiently listened or consulted with the public in any meaningful way. When the developers finally gave a physical presentation, the plans were already at an advanced stage. According to the CDP1 Placemaking Principle, the community needs to be engaged properly when proposals are in the design process.

Comment: The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 required at the time the applicant submitted their Proposal of Application Notice, that the developer hold one public event for their pre-application consultation. As this was during the emergency period due for Covid-19, allowance for these events to be held online was given through emergency regulations.

The Pre-Application Consultation report submitted with this application details the consultation undertaken by the applicant. This includes an online event in June 2021, an in person event and online event in May 2022 and details a series of five meetings with the Community Council between July 2021 and May 2022.

The consultation undertaken exceeds that required by the development management regulations.

- Existing businesses – There does not appear to be a mechanism for securing commercial or retail space for independent and small businesses within the proposed development.

Comment: As addressed above, the proposal would include an appropriate level of commercial floorspace, suitable for a range of uses including retail (Class 1), office (Class 2), restaurant (Class 3) and leisure (Class 11). The occupiers of these units is outwith the control of planning legislation.

- Open space – The public space seems tokenistic and far too small. A proper space within the building boundary could be opened up to allow people escape from the extremely busy and fume Kilmarnock road.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the proposed open space would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Energy efficiency – I can't see proof that this development will be 100% renewable based. These buildings should be Passivehaus standard efficient. Only then can the city meet its ambitions.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment against the requirements for delivery of energy efficient buildings would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Anti-social behaviour – The proposed alleyway does not suggest safety nor pleasantness. A covered alley is likely to become an evening time public toilet and hangout area.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of the design of spaces between the buildings would need to be subject of a future Matters Specified in Conditions (MSC) application.

- Environment – The impact of this development will be a curse on the local environment during demolition of the existing Shawlands Shopping centre. That is even taking into consideration the phased approach to the project. Many thousands of lorry loads of rubble and months of demolition will be a blight on all those who live adjacent and most of all those whose bedrooms and views are of Eastwood avenue.

Comment: As addressed above, the application is for Planning Permission in Principle and there is limited detail provided. Assessment of any impact of air quality and noise would need to be subject of a future Matters Specified in Conditions (MSC) application. However, a management plan or method statement to control the demolition arrangements can be applied as appropriate at the relevant application stage..

- Cycling – The plans show no support for cycling routes and would impede efforts to make the area highly accessible for cycling.

Comment: As addressed above, the proposal includes a substantial commitment to public realm within the site and an opportunity to upgrade the adopted footway along the site frontage to the Shawlands specification. The delivery of cycle infrastructure within the adopted road is a matter for the Council to promote.

- Loss of views – Blocking of views are inevitable, due to the proposed height

Comment: As addressed above, this application is for planning permission in principle and issues of scale and height would need to be subject of a further application for consideration. There is no right to a view in planning legislation, this is not a material consideration.

Letters of support

- Enhances the local area – Enhances the local area and ensures that Shawlands remains a vibrant area to both live and work. The current building is an eyesore and redevelopment has been badly needed. The regeneration of Shawlands Arcade is long overdue.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- Public realm – Most notably the improvements to the public realm would offer the local community a place to use and visit. Just look further up at the work done at Langside Halls - a popular space used by many with a "European" atmosphere.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- Jobs – The creation of jobs during the works is also very important at this time. supporting the economy through proliferation of new business opportunities. More attractive for visitors and people passing through therefore helping local businesses.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- Housing shortages – Addresses under supply and competition for housing in area. The new housing will provide much-needed stock within the area and will ease tensions on the market. As demand continues to increase to live in Shawlands, these rental apartments look a great solution and the proposals show that they will be adequately serviced.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- Energy efficient homes – Support the regeneration because it will allow for the development of much needed energy efficient homes.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- CDP4 – Shawlands is designated as a Major Town Centre. Renewing a major shopping centre and adding more residents will strengthen it.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- CDP6 – Providing additional housing within the built-up area will allow for housing demand to be met with allocating the green belt for housing.

Comment: Noted, as addressed above, the proposal is recommended for approval.

- CDP11 – The development is in an area of high public transport accessibility and provides a large number of new cycling spaces. The development is near proposed new cycle lanes, and next to a proposed bus corridor, as well as close to a number of train lines.

Comment: Noted, as addressed above, the proposal is recommended for approval.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan, subject to conditions. 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.

Drawings

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

1. (EX)001 P03 Received 2 September 2022
2. 191421.MP_OP_SE0_DR_G_200 P02 Received 2 September 2022

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

Conditions and Reasons

01. Notwithstanding the terms of section 59(2)(a)(i) of the Town and Country Planning (Scotland) Act 1997, the application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
 - (a) expiry of 5 years from when permission in principle was granted
 - (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - (c) the expiration of 6 months from date on which an appeal against such refusal was dismissed, whichever is the latest.

Reason: In recognition of the timescales for the phased redevelopment of this site.

02. Prior to the commencement of construction works for each phase of the development on site, an application relating to that phase, detailing the following matters, shall be submitted to and approved by the Planning Authority by the issuing of a decision notice:-
 - (a) all buildings to be constructed on the site including the siting, scale, massing, design, materials including external colours and external appearance of all buildings and other structures and their relationship to landscaping/public realm, means of access, car parking, cycle parking and servicing arrangements;
 - (b) a signage strategy for the building(s) within that phase of the development;
 - (c) a lighting strategy for the building(s) and public realm within that phase of the development;
 - (d) landscaping of the site, meaning the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art and the provision of other amenity features;
 - (e) biodiversity enhancement of the site, meaning the measures incorporated into the landscaping and built environment for the purpose of providing significant biodiversity enhancements, in addition to any proposed mitigation, including nature networks, linking to and strengthening habitat connectivity within and beyond the development, and management arrangements for their long-term retention and monitoring.
 - (f) a daylight assessment for the building(s) within that phase of development.
 - (g) an assessment for impact on privacy to existing residential properties for the building(s) within that phase of development.
 - (h) means of access to the site, meaning inclusive access for pedestrians, cycles and motor vehicles;

- (i) detailed proposals for the re-surfacing/re-instatement of the public footways surrounding the application site, which shall be to current Shawlands public realm standards, with any redundant accesses reinstated as full kerb height footway and any necessary new dropped kerb pedestrian crossing points
- (j) existing and proposed site levels, levels of all accesses and finished floor levels, including anticipated levels across the site;
- (k) details of ventilation from kitchens or other food premises in each of the buildings, which should be accommodated within an internal service core, and a ventilation strategy for each of the buildings that does not rely on the creation of vents or flues on external elevations of the buildings;
- (l) details of the residential accommodation to be provided in each phase and details of the proposed onsite provision of categories in accordance with IPG 12 of the City Development Plan; including amenity, children's play, allotments/community gardens and public realm.
- (m) a refuse and recycling strategy for the each of the buildings, including the identification of internal storage areas and collection points;
- (n) details of all services serving the site, (i.e. water, sewerage, electricity, street and footpath lighting, gas and telephone);
- (o) details of the siting, design and enclosure of any structure for the supply of gas, electricity, or water on site;
- (p) details of the proposed hours of operation of the retail/commercial units within that phase of development.
- (q) details of the timescale for built-out of the phased development.

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

Reason: The application is in principle only and to comply with section 59(1) of the Town and Country Planning (Scotland) Act 1997 and regulations 12 and 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

03. The submission of each application for the approval of matters specified in conditions under condition 02 above shall be accompanied by and set within an updated masterplan which re-affirms an overall vision for the wider site, set within a clear urban design and infrastructure framework that reflects the aims and policies of National Planning Framework 4 and the Glasgow City Development Plan, or any subsequent approved Plan. The form and content of the updated masterplan shall be agreed in writing with the Planning Authority and thereafter implemented in the agreed manner. The masterplan may be subject to further review in the event that several applications for approval of matters specified in conditions are sought.

Reason: To provide an urban design context for future development proposals and to enable the Planning Authority to monitor the implementation of the development.

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

04. The submission of the first application for the approval of matters specified in conditions under condition 02 above shall be accompanied by the following information:

- (a) a flood risk assessment for the development complying with both Scottish Water and Glasgow City Council's requirements;
- (b) a sustainable drainage strategy for the development (with supporting calculations), including SUDS features and sewage connection points;
- (c) a surface water management plan for the development complying with both Scottish Water and Glasgow City Council's requirements;
- (d) a landscaping and public realm strategy for all open spaces and routes through and around the site; and:
- (e) a lighting strategy for the site, including street lighting, lighting of buildings and public realm.

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

05. Prior to the commencement of construction works for each phase of the development on site, a method statement/site management plan relating to that phase, to include:

- (a) measures for the control of noise dust and vibration;
- (b) areas for the delivery and storage of equipment and materials;
- (c) temporary barricades;
- (d) management of construction related traffic, and;
- (e) protocol for consultation in relation to any necessary 'out of hours' working and site

deliveries in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the Planning Authority.

- (f) a method statement detailing arrangements for removing material from the site during demolition.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, to minimise disturbance during demolition and construction and in the interests of pedestrian, vehicular and road safety.

06. Prior to the commencement of construction works for each phase of the development on site, an assessment of the impact of emissions to air from or associated with the development within said phase, including associated road transport, construction and demolition, carried out by a method agreed by the planning authority shall be submitted to and approved in writing by the planning authority. The assessment report shall make reference to the standards and objectives of the National Air Quality Strategy. Where the development is assessed as having an adverse impact on local air quality, including that of any Air Quality Management Area, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed before the use of the development commences.

Reason: To ensure that local air quality is maintained.

07. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive supplementary contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The scope of the supplementary investigation shall be submitted to the Planning Authority for comment before investigations commence.

The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

08. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

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

09. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

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

10. 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 in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority.

Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being

occupied, a remediation completion / validation 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.

11. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

12. Light from the development shall not give rise to:

- (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%
- (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
- (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

13. 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: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

14. Acoustic/amplified music from the premises 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.

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

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

16. A minimum of 70% of the commercial units hereby approved shall be in Class 1 shop use unless otherwise agreed in writing by the Planning Authority.

Reason: To enable the Planning Authority to review the acceptability of the use of this property in the light of circumstances prevailing at that time.

Reason: To ensure the proposal accords with SG 4 'Network of Centres of the City Development Plan.

17. The applicant shall take all possible steps to salvage materials for reuse and recycling shall, within 2 months of the completion of demolition works, submit to the Planning Authority a written report of items salvaged for reuse.

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

18. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority.

The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability.

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.

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

19. 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.

20. 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.

21. 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.

22. 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.

23. All flats shall be sold/let on a 'car free' basis, with prospective resident clearly made aware of the existing parking pressures in surrounding area and the potential inability to purchase an on-road parking permit should the Council introduce a Controlled or Restricted Parking Zone.

Reason: To ensure that sustainable transport outcomes are achieved.

24. A residential travel pack shall be provided for each dwelling prior to occupation. A draft pack shall be submitted to and approved in writing by the Planning Authority. The pack shall include maps detailing the location of public transport stops, timetables and estimated journey times, walking /cycle routes to key destinations, and information about the health benefits of walking / cycling and resident / visitor parking constraints / arrangements.

Reason: To ensure that sustainable transport outcomes are achieved.

25. A Travel Plan for the commercial element, shall be submitted to the Planning Authority for approval, prior to occupation. The Travel Plan shall identify suitable targets, measures to be implemented, the system of management, monitoring, review, reporting, duration and potential corrective measures should the targets not be achieved.

Reason: To ensure that sustainable transport outcomes are achieved.

26. Safe secure and sheltered cycle parking shall be provided for future residents and associated retail units in line with SG11 of the City Development Plan. To further promote cycling, especially amongst the shorter stay tenants who are likely to have less access to their own bike, an on-site pool bike / cycle hire scheme should be provided. Detailed proposals for the cycling parking and pool bike / hire arrangements shall be submitted to the Planning Authority for approval prior to the commencement of work.

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

27. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 5.6 of the Glasgow City Council Design Guide New Residential Areas.

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

28. Gates and any lifting / rising barriers at the internal courtyard accesses shall be set back 6m from the heel of the adopted footway.

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

29. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps being located in private (non-adopted) areas.

Reason: In the interests of pedestrian safety.

30. All pedestrian and vehicular access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided. All doors / gates shall open inwards or be recessed and not open outwards over the public footway, in line with Section 67 of the Road (Scotland) Act 1984.

Reason: In the interests of pedestrian safety.

31. Details of the final reinstatement of the surface of the surrounding footways (up to the Shawlands public realm standard) shall be submitted to and approved in writing by the Planning Authority. The approved reinstatement shall be completed as approved before any part of the development is occupied.

Reason: In the interests of pedestrian safety.

32. The developer shall provide appropriate street lighting and lighting of the public realm before any of the dwelling there are occupied. Prior to any work on site commencing, details of positions and types of lighting, and of maintenance / management arrangements shall be submitted to and approved in writing by the Planning Authority.

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

33. Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained / relocated to suit the new footway / access arrangements as appropriate and to the approval of GCC Neighbourhoods, Regeneration & Sustainability (Transport).

Reason: To enable the planning authority to monitor the implementation of the development.

34. Prior to the commencement of works on site a car parking management plan shall be submitted to and approved in writing by the Planning Authority detailing all allocation arrangements, levels of car club operation, management of car club etc. The development will be implemented and operated in accordance with the details of the approved management plan unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure the effective allocation of car parking spaces to residents.

35. 'Passive' electric vehicle charging provision shall be provided for each off-road car parking space in accordance with SG11 of the City Development Plan. The design should ensure a 20% capacity / take-up in the electricity network, capability in providing individual metered supplies for each EV space and providing ducting for future cabling.

Reason: In order to promote Sustainable Transport.

36. As soon as practicable after each phase of development, except the last phase, is completed, the person carrying out the development shall give notice of that completion to the planning authority.

Reason: To enable the planning authority to monitor the implementation of the development.

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. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
02. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
05. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

- 06. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
- 07. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration & Sustainability (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Section 56 approval will be required.
- 08. The developer should arrange for the Council to promote a Traffic Regulation Order for the loading area on the Kilmarnock Road frontage. The associated costs of this process will be recharged to the developer
- 09. The developer should advise each prospective purchaser that residents may not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
- 10. 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.


for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/ NMO/28/11/2022

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.

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|  | Location of Site (for details refer to report) |
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