



Glasgow City Council
Planning Local Review Committee

Item 1

23rd May 2023

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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Erection of residential development (12no. Units), associated landscaping and car parking at site at Standburn Road/Auchinairn Rd

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 17

Citywide: n/a

Local member(s) advised: Yes No consulted: Yes No

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The site consists of a 0.83ha area of open grassland designated as amenity greenspace – housing on the east side of Standburn Road/Hillhead Road. The Stand Burn runs east to west across the site and this is identified as a natural/semi-natural greenspace. The site slopes to the south to where it meets the Stand Burn and then rises toward Briarcroft Drive on the southern edge of the site.
- 1.2 The site is within a residential area and is bounded to the north, east and west by residential properties. It is within the outer urban area and has base accessibility by public transport.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant City Development Plan policies and Supplementary Guidance are:

CDP1 The Placemaking Principle
CDP2 Sustainable Spatial Strategy
CDP5 Resource Management
CDP6 Green Belt and Green Network
CDP7 Natural Environment
CDP8 Water Environment
CDP11 Sustainable Transport
CDP12 Delivering Development

SG1 Placemaking (part 2)
SG5 Resource Management
IPG6 Green Belt and Green Network
SG7 Natural Environment
SG8 Water Environment
SG11 Sustainable Transport
IPG12 Delivering Development

- 2.2 The relevant National Planning Framework 4 policies are:

Policy 3 Biodiversity
Policy 16 Quality Homes
Policy 20 Blue and green infrastructure
Policy 21 Play, recreation and sport

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

- 3.1 The reasons for refusal are set out below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The proposal is contrary to CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017) by reason of, inter-alia; o The proposed design and layout fails to provide a satisfactory response to the site itself and the wider context; & o The proposed loss of protected amenity greenspace will impact negatively upon the residential amenity of local residents and the wider community.

03. The proposal is contrary to CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017) in that the proposal does not accord with the Sustainable Spatial Strategy. The proposal will neither protect nor enhance the function and integrity of the city's green infrastructure as development on this greenfield site will result in the loss of a protected amenity green space.

04. The proposal is contrary to Policy CDP 6 & IPG 6: Green Belt and Green Network of the City Development Plan (adopted 2017) in that the development would be on a protected open space and fails to meet the exemptions to the Council's presumption against development on protected open space. The proposal therefore would adversely affect the function and integrity of the city's green network.

4 APPEAL STATEMENT & OTHER RELEVANT DOCUMENTS

4.1 A summary of the material points raised in the appeal statement is given below:

Community open space facilities and landscape enhancements, which occupy approximately half the site, include:

- Improving public facilities, including a proposed play area, kickabout area, formal games area, community allotments, and a terraced burn side community garden and sitting area; [games area and allotments removed in revised scheme]
- Improving public access from Hillhead Road, Beckfield Walk and Briarcroft Drive, connecting to the existing burn side walk;
- Improving local biodiversity.

The Open Space Report assesses the existing site and proposal against SG1's Key Principles of Successful Open Space, concluding that the overall contribution of the proposed development towards these Key Principles is 'Considerable'. The application is compliant with Policy CDP1 Placemaking.

The site was identified as a transport interchange, stripped of topsoil and subsoil and regraded, but has lain vacant ever since. OSS LCA9 Balornock identifies the site as vacant and derelict at Section 3.19 and Map 8. The application is compliant with Policy CDP2 Sustainable Spatial Strategy.

The Open Space Report assesses the contribution of the existing site to PAN 65's strategic national open space aims as None-Limited whilst the proposed development's contribution is assessed as Considerable. Residential areas adjacent to the application do not meet the accessibility standard set out in the Open Space Strategy as they are not within a 400m walk of a publicly usable and potentially multifunctional open space of an appropriate size. The

development proposals would alleviate this matter The application can be considered to comply with the Open Space component of Policy CDP6 Green Network.

The proposal will provide an enhanced Green Network integrated into its surroundings.

Responding to the question in respect of the existing site, "Does or could the open space have value:" [Box 1 IPG6]

a) in providing good access to local people?

No. There is no formal access to the site and the ground is rough and hummocky. It is difficult to envisage how the site might be otherwise upgraded.

b) in contributing positively to the setting, character or appearance of the area?

No. The site has the appearance of unmaintained marginal land, the amenity value is limited

c) for nature conservation/biodiversity etc

No. There is limited importance for biodiversity. Some scrub and riparian vegetation along the Stand Burn. Water voles are present beyond the site.

d) in terms of the connectivity/functionality of the Green network?

No. There is no formal access. No through connections with neighbouring footpaths and green network.

e) in terms of other important green infrastructure functions, particularly flood management?

No. Currently main water flow is along Stand Burn corridor, unmaintained and overgrown with fallen timber and rubbish, evidence elsewhere of poor drainage.

f) as a means of accessing other open spaces for management and maintenance?

See d) above.

g) as a site that meets or could be brought into functional use to help meet demand for outdoor sports or allotments etc?

No. Biodiversity unit advise against.

i) as an important open space to the local community?

There is potential on land immediately either side of the Stand Burn where the proposed development is able to fund enhancements.

Responding to Question 2:

The overall answer to 1 is NO

The application is compliant with CDP6 and will deliver an enhanced Green Network as an integral part of the neighbourhood.

- 4.2 The Council's Climate Plan states in Action 36 that "the city will ensure that habitat connectivity, biodiversity corridors and active travel network enable better connectivity of people and nature across the city".

5 REPRESENTATIONS AND CONSULTATIONS

5.1 There were 10 representations to the application, including from Robroyston Community Council and Cllr Cannon, raising the following issues.

- The proposal is contrary to the development plan as the site is designated open space and part of green network.
- Loss of visual amenity to surrounding houses.
- Land is a habitat for local wildlife and protected species
- Beckfield Walk is currently a quite cul-de-sac and should not be a through road.
- Safety concerns during and after construction with parking, traffic and road safety.
- The proposal will create overlooking of surrounding houses and may cause privacy and daylight issues.
- Amenities in the local area are already at capacity.
- The proposal will be overcrowded (over development)
- Damage to roads/existing infrastructure by construction traffic
- Houses are not smaller affordable units as needed in the area.
- The proposed pedestrian access to the site is contrary to Secure by Design advice and will make the estate more vulnerable to crime.
- 1 parking space per house with 3 visitor spaces is not enough
- Construction will lead to a redirection of water and may increase the risk of flooding

5.2 There were 2 consultation responses to the review, which are summarised below:

Scottish Water – no objection

The development will impact on existing Scottish Water assets which may restrict the development area.

SEPA – original objection regarding proposed bridge over the Stand Burn removed following submission of further details

5.3 There was one representation to the review that raises the following further points:

- The design of the site is not the main issue, which is the current use of the land. The proposal will not be of benefit to the wider community.
- The site as existing has been in place for over 25 years and forms part of the amenity for existing residents and wildlife. It is not brownfield.
- The area could be better maintained, which the applicant should undertake as a responsible landowner.
- The removal of existing greenspace for development is contrary to policy and will not enhance the local green network.

6 COMMITTEE CONSIDERATIONS

6.1 The key issues for Committee to consider are:

SG1 The Placemaking Principle

Residential Development

Residential Layouts

Residential Layouts should take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing garden spaces.

Houses should provide:

- Usable private garden space large enough to serve various domestic functions. As a general indication, semi-detached houses might be expected to deliver 80 sqm and detached houses the greater of 120 sqm or 1.5 times the footprint area.
 - Adequate privacy for residents. Habitable rooms should be protected from public areas by privacy zones. Habitable windows should be suitably separated from habitable windows in other properties to protect privacy while respecting development context.
- The Design and Access statement sets out how the proposed development will use appropriate glazing to maximise natural solar gain and minimize heat loss.
 - In this case, 1.5 times the footprint of the detached houses would require the provision of 187.5sqm of private garden space.
 - The proposed gardens for the semi-detached houses range from approximately 75sqm to 90sqm, while the gardens for the detached houses range from approximately 125sqm to 140sqm.
 - Habitable rooms are set back from public areas and any windows that face other dwellings are on the ground floor and are screened by fencing.
- Committee should consider whether the proposed layout will maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing garden spaces and whether the proposed gardens are of an adequate size to serve various domestic functions.

Residential Density

The appropriate density of residential development will vary according to:

- a) location;
- b) context and setting;
- c) the scale and massing of adjacent buildings; and
- d) public transport accessibility and active travel opportunities.

Variations may be permitted where a justification is provided based on the factors listed above or for developments of exceptional urban design quality, provided that other CDP and SG standards are met.

Lower densities will, generally, be appropriate in the Outer Urban Area, where development proposals should be informed by the prevailing plot size in the

vicinity where a clear pattern exists. Where there is no clear pattern of development to provide a context, sites with base accessibility may be developed to a maximum of 50 DPH.

The immediately surrounding plots are all detached and vary from approx. 260sqm to 450sqm, with an average of approx. 340sqm. The proposed detached plots are approximately 270sqm.

The application site has an area of 0.83ha, giving a density of 15 dwellings per hectare (developable area approx. 0.5ha giving 30dph).

- Committee should consider whether the proposed density is justified with reference to the criteria set out above.

Amenity

Outdoor Access and Play

In terms of access, early site assessment should consider existing public use, including formal and statutory paths as well as unsurfaced 'desire lines' and areas used for informal recreation, such as dog-walking or horse-riding.

In terms of design, walking and cycling routes should be:

- a) barrier-free; i.e. should avoid steps, gates, pinch points, steep gradients and uneven surfaces, wherever possible;
 - b) characterised by 'generosity of space'; i.e. most paths intended for public use will need to be broad and open to accommodate cycles, buggies and wheelchairs, as well as pedestrians;
 - c) safe; i.e. paths should benefit from passive surveillance, either from neighbouring ground or from the windows of adjacent buildings. Developers should seek to provide clear sight lines and paths should not be channelled between high/dense vegetation, solid fences or walls or result in the creation of blind corners;
 - d) surfaced appropriately; i.e. well-drained, bound, free of trip hazards and permeable, where possible (dependent on required carrying capacity such as anticipated pressure from vehicular or equestrian use);
 - e) connected directly to the wider walking and cycling network, in order to contribute to the overall permeability of the development;
 - f) fully open and available before a development is occupied, in order to ensure acceptance by the new occupiers; and
 - g) capable of contributing to the management of surface water, where appropriate
- There are steps on the westernmost path that leads to the stepping stone link. The path to the new footbridge is step free, although there are steep slopes to either side.
 - The paths are to be approximately 1.1m wide and the footbridge over the burn is to be 2m wide. The Open Space report states that the bridge will be designed to be accessible by disabled users.
 - The stepping-stones across the burn will include double handrails for safety.
 - The paths are to be constructed of impermeable concrete block paving.

- The proposed paths are to connect to the new development and on through Beckfield Walk and to Hillhead Road to the north and to the path network around Briarcroft Drive and to Briarcroft Drive to the south.
 - Committee should consider whether the proposed paths will be barrier-free, broad and open for all users, safe, appropriately surfaced and well connected to the wider walking and cycling network.

Play opportunities should be incorporated into all new developments, where appropriate. Play areas should be located so as to be easily accessed and overlooked and use low maintenance natural elements, which allow experiences by different groups, not just children (e.g. seating for carers).

- A fenced soft surfaced kickabout area is indicated in the north-west corner of the development, adjacent to the pedestrian access from Hillhead Road.
- A fenced soft-surfaced toddler's play space is also indicated to the south-east of the proposed houses with benches shown adjacent. The materials for the play spaces are not indicated.

NPF4 Policy 21 Play, recreation and sport

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;

- Committee should consider whether the proposed play areas, as far as possible and as appropriate:
 - are located to be easily accessible and overlooked;
 - provide for other users than children;
 - provide stimulating environments;
 - provide for a range of play experiences, including opportunities to connect with nature; and
 - are inclusive

Detailed Design

Building Materials

It is expected that all new development, depending on the nature and scale of the development, will:

- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) acknowledge the local architectural and historic context through the use of appropriate materials.

- The houses are to be proposed to be finished in buff split faced stone and off-white rough cast render, with smooth cast stone steps and window surrounds/lintels, grey concrete roof tiles, white uPVC windows and doors and black uPVC rainwater goods. The plots will be bounded by 1.8m timber fencing.
- Committee should consider whether the proposed materials:
 - are high quality;
 - complement and where appropriate enhance the architectural character and townscape quality of the surrounding area;
 - are robust and durable and capable of retaining their appearance; and
 - are appropriate.

Waste Storage, Recycling & Collection

Designing New Development

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives

Provision should be made such that where bins are to be located temporarily for kerbside collection, there remains adequate space for continued use of the footway/road.

Hard surfaced bin stances should be provided to the rear of all new dwelling-houses. These should be no more than 45m from the position on the road where the collection vehicle will park with an approximately 1 metre wide hard surfaced path giving access to the collection point.

- Bin stances are shown to the rear or side of all dwellings and bins are to be collected from the street in front of each dwelling.
- 1m wide hard surfaced paths lead from the bin stance to the on-street collection points.
- The design and access statement indicates that the bins will be presented within parking spaces, or on the shared public path/shared surface roads.
- The proposed road is not suitable for adoption and no swept-path drawings have been provided to demonstrate that the proposed road layout will allow refuse vehicles to turn within the street.
- Committee should consider whether the proposed bin stances are appropriate and well-designed and whether there is adequate space for continued use of the footway/road when bins are set out for collection.
- Committee should also consider whether a swept path analysis should be requested, if they are minded to grant the application.

NPF4 Policy 16 Quality Homes

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 a higher or lower contribution is justified.

Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances, including where they are consistent with the spatial strategy.

- The site is identified in the plan as amenity open space.
 - The spatial strategy of the plan is set out in CDP2, which (amongst other things) promotes the use of brownfield sites in preference to greenfield sites, prioritises the remediation and reuse of vacant and derelict land, protects open space and provides for the development and expansion of the multi-functional green/blue network. Housing development is therefore not consistent with the spatial strategy.
 - 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 introduce 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.
- Committee should consider whether the proposal can be justified on a site that is not allocated for housing in the City Development Plan in this case, contrary to the spatial strategy.

SG5 Resource Management

Low and Zero Carbon Generating Technologies

All new development is required 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.

New development is also required to meet the appropriate sustainability level. All new domestic and non-domestic developments should make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets. Equipment may be mounted onto buildings or installed at an appropriate location within the development site.

A Statement on Energy will be required to support all applications to which this policy applies.

- A Statement on Energy was submitted with the application, which has been assessed as being acceptable.

IPG6 Green Belt and Green Network

The Green Network - Protection and Enhancement

The Council expects that:

- development proposals will not have an adverse effect on the Green Network, including by fragmentation;
- new development will, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SuDS solutions) as an integral part of their design (or contribute to the delivery of green infrastructure off-site where otherwise appropriate)

To adequately address the need to maintain quality over the long term, new development should make provision for future management and maintenance. Open space should be designed to minimise on-going maintenance burdens.

NPF4 Policy 20 Blue and green infrastructure

Proposals incorporating new or enhanced blue/green infrastructure will be supported. Design will take account of existing provision, new requirements and network connections to ensure the proposed green/blue infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multifunctional and well integrated within the proposal.

- The site is identified as open space and therefore forms part of the green network. All rivers and other watercourses also form part of the green network.
- A Green Network Justification Report was submitted, assessing the proposal against CDP/IPG6 and stating that the provisions of a previous Section 50 Agreement (reserving the land for a light rail terminus and shop) establish the principle of development on the part of the site where the housing is proposed. The provision of this Agreement expired after 10 years if no development was initiated in that time and therefore no longer apply.
 - Committee should consider whether the proposal will have an adverse effect on the Green Network; will deliver green infrastructure enhancements; and will maintain its quality over the long term.

Open Space Protection

Amenity space is identified within the publicly usable category of open space. In accordance with policy CDP6, there is a strong presumption in favour of its retention.

The Council may permit development on an open space in a “publicly-usable” category, when assessed against the relevant criteria in Box 1.

In exceptional circumstances, where a development has been approved not in accordance with the above, then financial compensation will be required.

Box 1: Open Space Values

1. Does, or could, the open space have value:

- a) in providing good access to open space for local people? or
- b) in contributing positively to the setting, character or appearance of the area?
or
- c) for nature conservation/biodiversity, landscape or geodiversity? or
- d) in terms of the connectivity and/or functionality of the Green Network? or
- e) in terms of other important green infrastructure functions – particularly flood management? or
- f) as a means of accessing other open spaces or other facilities for management and maintenance? or
- g) as a site that meets, or could be brought into functional use to help meet demand for outdoor sports or allotments/community growing space) or another need identified in the open space strategy or other Council strategy (eg Local Biodiversity Action Plan, City Centre Strategy or Strategic Plan for Cycling)? or
- h) as civic space, particularly in the city centre or town centres? or
- i) as an important open space to the local community?

2. Where the answer to 1. is YES, use of the site for non-open space use is unlikely to be acceptable unless:

- a) the site lies within an area that is to be developed in accordance with an approved masterplan or similar planning strategy that provides for the loss of the open space as part of a wider redistribution of open space that will be delivered in line with agreed standards and without detriment to current open space value; or
- b) the proposal would provide for a replacement open space, in the local area, that better serves the local community/enhances the current function/value of the space; or
- c) the proposal would be directly related to the current use(s) of the open space or would not adversely impact on its functions/value.

- The site falls within Balornock Local Context Area where the potential growth in population from planned residential development would lead to the amount of functionally useful publicly usable open space exceeding the Quantity Standard, but not by much.
- Approximately 0.36ha of open space will be lost to the proposed development.
- The site is within an area that does not have access to publicly usable open space of an appropriate size.
- The proposal involves the loss of an area of protected amenity space.
- The site is not within an area to be developed in accordance with an approved masterplan or similar strategy.
- The proposal does not include a replacement open space.
- The proposal is not directly related to the current use of the open space.

- Committee should consider whether the open space has, or could have, value in relation to the criteria set out in Box 1 and if so, whether it would adversely impact on the open space's functions and value.
- Committee should note that if they are minded to grant planning permission financial compensation for the loss of the open space will be required to improve the accessibility to or quality of exiting open spaces in the vicinity of the site. This will be to the value of £10,800 or £108,000, depending on whether Committee feel that the site has value when assessed against the criteria in Box 1.

SG7 Natural Environment

Site Appraisal and Ecological Surveys

Initial Site Appraisal

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.

Protected Species

There is a presumption against development which would have an adverse effect on a protected species, either directly, indirectly or cumulatively. This may include impact on the habitat of a protected species, including fragmentation or isolation, or other activities that result in disturbance.

Where appropriate, mitigation could be used to ensure no adverse effect on protected species.

- A Preliminary Ecological Survey was submitted, which concluded that there is no evidence of protected species within the site, but recommended a range of mitigation measures as the site includes potentially suitable habitats for a number of species.
 - A Water Vole Survey Report was submitted, which concluded that water voles are present within the stretch of the Stand Burn within the site, but that population numbers are low and there are no burrows within the site.
- Committee should consider whether the proposal will have an adverse impact on protected species.

Enhancing Biodiversity

Development shall not result in a loss of biodiversity or habitat connectivity but shall, wherever possible, enhance them. New developments shall aim to incorporate existing habitats, enhance and expand them and/or help create new habitats as well as enhancing the ecosystem services that the development site currently supports, or could support.

Development shall also be designed to ensure that ecological links between habitats are not broken, but are provided, or are repaired/enhanced, where possible as part of a green network.

NPF4 Policy 3 Biodiversity

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.

- A wildflower meadow using native wildflower mix, native scrub and under story planting, hedgerow planting, the installation of bird and bat boxes, and a strip of wildflower planting along the roadside verge to act as a wildlife corridor are proposed.
 - The Preliminary Ecological Assessment recommends that any removal of vegetation should be undertaken outwith the bird breeding season, or that a nesting bird survey will be undertaken no more than 48 hours ahead of such work starting. This can be controlled by condition.
 - 5m of open rough grass slopes are to be left to south side of burn as vole foraging habitat.
- Committee should consider whether the proposal will enhance biodiversity and habitat connectivity

Trees, Woodlands and Hedgerows

The Council expects that:

- a) all trees, woodland or hedgerows affected by a development proposal have been (within the recent past), or will be, surveyed for protected species prior to the granting of planning permission;
- b) fragmentation or isolation of habitats as a result of new development shall be avoided wherever possible - there will be a presumption in favour of retaining all healthy and structurally sound trees, woodland and hedgerows on development sites;
- c) where individual trees, groups of trees, woodlands or hedgerows would be lost as a result of development, sensitively designed and located compensatory planting, which is managed to provide a range of benefits will be provided by the applicant.
- d) tree Surveys will be carried out prior to the design stage.

Other Trees, Woodland and Hedgerows

Removal of trees, woodland and/or hedgerows should be undertaken with recognition of the habitat role they provide for animals.

In designing new development, account should be taken of how the completed development will function, with a view to reducing impact on the tree, woodland or hedgerow resource in the longer term.

Development proposals shall make provision for the proper management of trees on site during all stages of development. There should be no works, including changes to existing ground levels, within the Root Protection Area of any such tree.

Mitigation for Tree and Hedgerow Loss

Where it is not possible to retain all trees, woodland and hedgerows on development sites, mitigation will be required. Mitigation planting within the development site should be prioritised but, where this is not possible, off-site mitigation should be undertaken.

- A Tree survey was undertaken in January 2021, which is now out of date and requires to be repeated. This can be controlled by condition.
 - The tree removal plan shows 53 trees within the site are to be retained and 21 to be removed to accommodate the development. 2 trees adjacent to the site that are unsuitable for retention are also to be removed.
 - The Proposed Block Plan shows 28 new trees are proposed within the site.
 - Details of tree protection measures for the trees to be retained are required, this can be controlled by condition.
 - The proposed hedgerow planting should be of appropriate species and not beech. This can be controlled by condition.
- Committee should consider whether the removal of trees within the site is appropriately mitigated and the trees to be retained can be properly managed.

SG8 Water Environment

Flood Risk Screening

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

Flood Risk Assessments (FRA)

If any flood risks are identified during the flood risk screening process, there will be a requirement to carry out a detailed flood risk assessment

Surface Water Drainage Strategy

The creation of a surface water drainage strategy is fundamentally important to the design development for any new development of 5 or more dwellings.

Scottish Water

Planning Requirements

To demonstrate that the development can be effectively drained the applicant will be required to provide:

- a) Approval in principle

- b) Drainage Impact Assessment Application (if required)
- c) Scottish Water Drainage Impact Assessment Output (If required)

Prior to the commencement of development works the applicant will be required to submit to the Council a copy of the appropriate technical approval or consent to discharge to a Scottish Water asset.

- A Flood Risk Assessment and Drainage Impact Assessment were submitted with the application and were assessed as suitable subject to conditions

SG11 Sustainable Transport

Cycle Parking

For mainstream residential development, a minimum of 1 space per unit unless a dedicated garage, or other storage facility of sufficient size is provided. Visitor parking should be provided at a rate of 0.25 spaces per unit where residents' cycle parking provision is provided communally.

- Cycle parking for residents should, generally, be located within, or to the rear of, the residential building to ensure it is safe and secure.
 - Well-designed cycle storage (such as a shed) should be provided in the rear curtilage of houses that will not have a dedicated garage of sufficient size. This should be well located and designed so as not to impact adversely on residential amenity.
 - Visitor parking should be located at an easily accessible location close to, or within, the entrance area of the development in order to enhance security through surveillance.
 - Cycle parking should always be safe, sheltered and secure.
- No dedicated cycle parking or garages or sheds that could be utilised for cycle storage are shown.
 - Committee should consider whether adequate cycle parking/storage provision can be provided.

Vehicle Parking

Residential Developments

For new build mainstream housing for sale, the minimum standard is 1 allocated space per dwelling for residents and an additional 0.25 spaces per dwelling for visitors. This can be varied when justified against:

- 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;
- existing pressure on on-street parking in the surrounding area
- 12 resident space and 3 visitor spaces are required.
- Vehicle parking spaces are shown to the front or side of all dwellings, with 3 visitor spaces also shown.

Electric Vehicles

For residential developments of detached or semi-detached housing, 100% passive EV spaces should be provided.

- No information is provided, but this can be controlled by condition.
- The proposed road layout is not suitable for adoption.
- Committee should consider whether adequate vehicle parking, including passive electric vehicle spaces will be provided.

IPG12 Delivering Development

Open Space And Public Realm Provision

New residential development is required to provide access to good quality recreational open space. This includes provision for children's play areas, amenity open space/parkland, outdoor sport facilities, allotments and community gardens.

An appropriate proportion of the open space requirement must be located within the boundary of the site, as an integral element of the development scheme.

Where an audit identifies a relative surplus in the quantity of any of the open space categories, the developer may meet part of the requirement through an equivalent financial contribution. Where a relative shortage has been identified, or where the proposed development could lead to such a shortage, the developer will be expected to meet the entire requirement for those categories within the development site. If it is demonstrated (to the satisfaction of the Council) that this is not feasible, then part (or, in exceptional circumstances, all) of the requirement may be met by an equivalent financial contribution.

Design Guidance for On-Site Open Space Provision

- Generally, within residential developments:
- Spaces should have a positive use, and should be designed with a specific purpose in mind.
- Areas of left over ground with no obvious function, and awkwardly shaped spaces that are unlikely to be suitable for recreation will not contribute to meeting the development's recreational open space requirements.
- Consideration should be given as to how sunlight will affect the use of an open space.

- Landscaped areas, circulation spaces, access footpaths and pavements around the perimeter of the proposed development will not be considered as contributing towards the recreational open space requirement.
 - Proposals for houses with gardens should make provision for amenity open space, children's play and outdoor sport. As a minimum, developers should provide space for children's (unequipped) play areas between 90 metres and 300 metres of each house.
- The area is deficient in open space amenity and children's play facilities provision.
 - 1,008 square metres of open space provision is required (168sqm amenity space, 34sqm allotments, 235sqm of children's play space and 403sqm formal sport and 168sqm informal outdoor sport).
 - 4175sqm of amenity space, 67sqm of children's play space, 148sqm of informal sport and 113sqm of community garden space is provided within the site.
 - The children's play space is a maximum of 85 metres from the proposed houses.
 - As there is a shortfall in the children's play and formal and informal sport provision, should Committee be minded to grant planning permission and equivalent financial contribution of £24,641.67 would be required.
- Committee should consider whether it has been demonstrated that is not possible to provide all the required children's play space within the site, and whether the open space proposed is adequate.

7 COMMITTEE DECISION

7.1 The options available to the Committee are:

- a. To be minded to grant planning permission, with or without conditions (see over for draft conditions); or
- b. Refuse planning permission.

7.2 If Committee are minded to grant planning permission, a S75 legal agreement will be required to secure:

- a financial contribution £24,641.67 towards the provision or improvement of off-site amenity space to overcome the on-site deficit in meeting IPG 12 requirements for open space.
- financial compensation for the loss of protected open space to be used to improve access to and/or the quality of existing open spaces in the vicinity of the site.

DRAFT CONDITIONS

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

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

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

03. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

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

04. 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.

05. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. For the avoidance of doubt, all hedgerows will be of an appropriate species and not beech. Also for the avoidance of doubt, details of the handrails to the stepping stones, the fencing of the kick-about area, toddler's

play area and vantage point, the equipment of the toddler's play area and the sculptural feature shall be included. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme. (detailed scheme).

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

06. Before any work on the site is begun, details of:

- i. The proposed drainage design (with supporting calculations), SUDS (Sustainable Urban Drainage Systems) features and outfall structure; and
- ii. The proposed bridge crossing

shall be submitted to and approved in writing by the planning authority.

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

07. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development

08. 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.

09. 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.

10. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

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

11. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

12. During the period of the works on site monthly inspection reports, prepared by a suitably qualified professionals on Arboricultural matters, shall be submitted to the Planning Authority for written approval.

These reports shall deal with the integrity of tree protection measures, any planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained.

No further tree removals shall be carried out without the submission of a tree replacement plan submitted to the Planning Authority for prior written approval.

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

13. All tree works shall be carried out in accordance with the specifications detailed in the Tree Survey required by Condition 2 unless otherwise agreed in writing by the Planning Authority.

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

14. 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.

15. Vehicular access to the private access shall be taken via dropped kerb footway crossings designed in accordance with Figure 5.6 of the Design Guide for New Residential Areas.

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

16. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

17. All new housing units with dedicated garages or driveways space shall have passive electric vehicle charging provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 7 Electric Vehicles.

Reason: In order to promote sustainable transport

18. 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.

19. All driveways shall be constructed of permeable paving.

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

20. Before any work on site is begun, a method statement setting out the arrangements for the maintenance of the permeable paving shall be submitted to and approved in writing by the Planning Authority. All maintenance shall then be carried out in accordance with the approved statement.

Reason: To allow the Planning Authority to consider this aspect in detail.

21. External materials shall be buff split faced stone, buff smooth cast stone, off-white rough cast render, grey concrete roof tiles, white uPVC framed windows, doors, patio doors, white uPVC rainwater goods to the buildings and timber slatted fencing. Samples shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

Reason: In order to protect the visual amenity of the surrounding area.

22. A statement on how the development will support and enhance biodiversity shall be submitted to and approved by the planning authority before works commence. This statement shall be informed by policy guidance on biodiversity in the development plan, including City Development Plan policy CDP 7 and Supplementary Guidance SG7 Natural Environment, and shall contain specific actions and/or works demonstrating agreed mitigation measures, where necessary, along with works and/or actions that support habitat creation and improve on-site biodiversity. The statement actions and or/works shall be carried out in accordance with a detailed timetable as set out in the approved statement.

Reason: To protect and enhance the biodiversity of the area.

23. Details of temporary barricades, which shall be erected around the construction site and which should be fitted with wooden fillets to prevent fly-posting, shall be submitted to the Planning Authority for written approval. The barricades shall be implemented as approved and shall be painted and maintained in good condition and kept free of advertisements.

Reason: To safeguard the visual amenity of the surrounding area.

24. All works shall be undertaken in accordance with the recommendations in the Preliminary Ecological Appraisal, by IKM Consulting, dated October 2020 and updated February 2021 unless otherwise agreed in writing with the planning authority.

Reason: To protect the natural heritage of the area.

Reason: In order to prevent any activities harmful to protected species.

25. No vegetation (trees and shrubs) clearance or other works (including ground investigation) should be completed within the breeding bird season (March to August inclusive), unless a comprehensive nest check is completed by a competent ecologist within 48 hours of the works being carried out. Any confirmed active bird nests should be delineated with an appropriate buffer with no works in this exclusion area until breeding has been completed.

Reason: In order to protect any nesting birds present.

26. All works shall be carried out in accordance with the Water Vole Survey Report, by IKM Consulting, dated September 2021.

Reason: In order to prevent any activities harmful to water voles.

27. 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

28. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority.

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

29. 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

30. 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

31. 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

32. 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

Advisory Notes

1. The applicant should have received written approval from the Scottish Environment Protection Agency (SEPA) before construction works commence on site.
2. 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 is required.
3. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
4. The applicant should arrange for the property street number to be displayed on the premises.
5. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
6. 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.
7. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be

designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 3rd edition 2016.

8. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

2 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

3 Recommendations

That Committee consider the content of this report in coming to their decision.