



Executive Director
George Gillespie BEng (Hons) CEng MICE

**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow G1 1RX

Item 6

7th December 2021

RI Architecture
Pei Chan
62 Gullion Park
South Lanarkshire
East Kilbride
G74 4FE

Our ref: DECISION
GCC Application Ref: **21/00981/FUL**

4 August 2021

Dear Sir/Madam

SITE: 197 Springburn Way Glasgow G21 1DU

**PROPOSAL: Use of vacant retail unit (Class 1) as hot food takeaway (Sui Genris),
includes erection of flue**

I am obliged to inform you that a decision to refuse your application, **21/00981/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Paul O'Brien** on direct phone **0141 287 6009**, or email **paul.o'brien@glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

for Chief Executive, Glasgow City Council

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **21/00981/FUL**

Use of vacant retail unit (Class 1) as hot food takeaway (Sui Genris), includes erection of flue

AT

197 Springburn Way Glasgow G21 1DU

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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 premises would be adjacent an existing residential building, the proposed use as a hot food takeaway is contrary to the Outwith the City Centre guidance set out in Assessment Guideline 10c)(i) of Supplementary Guidance SG4: Network of Centres of the Glasgow City Development Plan 2017, and thus such use would be harmful to the residential amenity of neighbouring residential properties.
03. The proposed use of the premises as a hot food takeaway on a street block which already exceeds the 20% limit on the number of units in use as a hot food shop, public house, composite public house/Class 3 or composite hot food shop/Class 3 is contrary to the City-Wide guidance set out in Assessment Guideline 10a)(i) of Supplementary Guidance SG4: Network of Centres of the Glasgow City Development Plan 2017 thus such use would be harmful to the residential amenity of neighbouring residential properties.

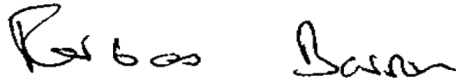
Drawings

The development has been refused in relation to the following drawing(s)

1. LLH-RIA- XX-XX-DR-A-00101 Received 29 March 2021

2. LLH-RIA- XX-XX-DR-A-90000 Received 29 March 2021

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

Handwritten signature in black ink, appearing to read "Robert Barron".

Dated: 4 August 2021

**for Chief Executive
Glasgow City Council**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection electronically at <https://publicaccess.glasgow.gov.uk/online-applications/> or at Planning and Building Standards, 231 George Street, Glasgow G1 1RX, Monday to Thursday 9am to 5pm and Friday 9am to 4pm (excluding public holidays). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee on Form LR01 obtainable from:-

**Planning Local Review Committee
Corporate Services
City Chambers
GLASGOW
G2 1DU**

Tel: 0141 287 4377, Fax: 0141 287 5332

Email: committee.services@glasgow.gov.uk

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined.

If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.

