



Planning Applications Committee

Report by
Divisional Director of Planning, Housing and
Building Standards

Item 2 (a)

27th September 2022

Contact: Catriona Little Phone: 0141 287 6262

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s) and Section 69

Application	21/03746/FUL	Date Valid	16.12.2021
Site Address	Craigholme School 72 St Andrews Drive Glasgow G41 4HS		
Proposal	Partial demolition of former school and use as residential accommodation (10 units) with associated works.		
Applicant	Wellwood Leslie Architects Per Dr Allvia Hamid 29 Eagle Street Craighall Business Park Glasgow G4 9XA	Agent	Wellwood Leslie Per Graham Steel 29 Eagle Street Craighall Business Park Glasgow G4 9XA
Ward No(s)	06, Pollokshields	Community Council	02_077, Pollokshields
Conservation Area		Listed	
Advert Type	Affecting a Conservation Area/Listed Building	Published	14 January 2022
City Plan	Residential		

Representations/Consultations

13 representations were received regarding the application, 12 objecting to the proposal and 1 in support from Councillor McLeod. The grounds of objection are summarised:

- Design
- Layout
- Impact on the West Pollokshields Conservation Area
- Lack of details/information
- Proposed materials
- Privacy.

These are detailed in full and addressed under Material Considerations section within Assessments and Conclusions.

With respect to consultations parties consulted, and their response is detailed below:

- Scottish Water- No objections, advisory notes suggested

Site and Description

The application site is the former Craigholme School located within Ward 06- Pollokshields. The site is located on the western edge of Maxwell Park within West Pollokshields Conservation Area. The site is bound by Dalziel Drive to the north, St Andrews Drive to the east, Hamilton Avenue to the south and adjacent residential properties to the west.

The existing site is a vacant school which comprises of 5 original villas (3 detached along St Andrews Drive and 2 semi-detached on Hamilton Avenue) interconnected with large areas of infill, some dating from early 20th century, though most is from the 1980s and 1990s. Access is currently taken through a number of vehicular and pedestrian entrances on Dalziel Drive, St Andrews Drive, and Hamilton Avenue.

Proposal

The applicant seeks consent for the partial demolition of the former school and use of the site as residential accommodation (10 units) with associated works. A description of each proposed unit is detailed below. All accommodation is to be dual aspect. Please note, for avoidance of doubt, in the original drawings the applicant proposed to erect a three-storey villa on St Andrews Drive which was named as "Villa 4". However, following discussions with the case officer, this was removed from the scheme and the nomenclature was adjusted accordingly with "Villa 4" now referring to the most north eastern villa on the site (originally known as "Villa 5").

In terms of demolition, the applicant proposes to demolish much of the modern infill connecting the three Villas on St Andrews Drive, including a large extension to the rear. Additionally, part of the traditional extension to Villa 4 on the south western elevation (to the rear) will be demolished to create the separation between the plot for Villa 4 and Villa 3 to the south west.

To create the new feu layout, the applicant proposes to erect sandstone boundary walls of varying heights (typically 1m in front garden and 2m to rear) with materials to match the existing between each of the plots. In addition, hedging will be planted along parts of the feu division to create a sense of privacy. New driveway surfaces will be permeable block paving or conservation area style setts.

Starting with the original semi- detached villa on Hamilton Drive, the applicant proposed to create four duplex apartments (two basement/ground floor, and two first floor/attic). To the front of the two semi-detached villas are four parking spaces. Bin storage is provided to the rear, alongside a large private amenity space (approx. 542m²). Access from Hamilton Avenue is to be taken by the existing vehicular access and with a new vehicular access being introduced to the eastern of the original.

Duplex 1

Duplex 1 is the proposed basement and ground floor duplex within the westernmost semi-detached villa. Access into the property is taken from a shared hallway (with Duplex 3) via the original entranceway. The shared hallway connects the ground and first floor of the property, with access between the ground/basement floors and first/attic taken internally in each duplex. Windows on the western side elevation within the shared stairwell are to be obscured to mitigate any overlooking to adjacent residential properties.

With respect to the basement level, this is to be partially excavated to allow for a suitable headroom to be created through the entire floorplate. To accommodate this, any walling exposed to the front elevation will be finished in natural stone to match the existing. New windows are proposed at basement level to match style and material of the existing windows on the front elevation. To the rear new windows and an external door will be installed in the style of the existing building.

On the ground floor further, new windows will be installed to accommodate the proposed lounge/study and will match the materials and style of the existing windows.

Internally at the basement level, bedroom accommodation along with lounge/utility are provided, along with access to the rear. To the rear within the existing extension at basement level, a plant/sprinkler system will be housed (Please note no direct access from the accommodation). On the ground floor further bedroom accommodation is provided along with a large living/kitchen area.

Duplex 2

Duplex 2 is the proposed basement and ground floor duplex within the easternmost semi-detached villa. Arrangements are to be mirror of Duplex 1 above.

Duplex 3

The proposed first floor and attic duplex within the westernmost semi-detached villa is accessed via the shared stairwell. On the first floor is various bedroom accommodation along with living room and kitchen. On the attic level, further bedroom accommodation is provided. Externally, on the first-floor new windows will be installed to accommodate the proposed kitchen matching the materials and style of the existing windows.

the existing dormer to the front elevation at attic level is to be retained but refurbished. New timber and sash windows are proposed with the cheeks to be re-clad in led.

Duplex 4

The proposed first floor and attic duplex within the easternmost semi-detached villa is accessed via the shared stairwell. Arrangements are to be a mirror of Duplex 3 as above.

Villa 1

For Villa 1 the applicant proposes to convert a late 20th century classroom extension into a detached three-bedroom villa. To achieve this the unsympathetic modern infill building to the rear is to be removed. Access will be taken via an existing vehicular entrance and is to be shared with Villa 2. Parking will be provided to the front of the property but is proposed to be screened by hedge planting.

On the front elevation (comprising of natural stone with timber sash and case windows) a new entrance is to be formed in keeping with the style of existing entranceways in the rest of the development. On the side elevations, the existing render finish will be removed and over clad with new natural stone to match. On the eastern side elevation, new modern windows are with some timber boarding detail in Accoya are proposed at ground and first floor level. No new windows are proposed along the western elevation. On the rear elevation, new door opens are proposed at ground level to provide access to the private garden to the rear. In addition, new windows are proposed at the first-floor level. Again, these are to be modern in style, reflecting the age of the converted building.

At roof level, several new rooflights are proposed to provide additional daylight to the habitable rooms (though all do also benefit from windows as well). These are proposed to be conservation area style rooflights. At the rear at roof level, with the removal of the modern infill, the applicant proposes to create a new hipped roof formed in natural slate with lead hips and ridge.

The demolition of the modern infill will create a private amenity space to the rear of approximately 172m², with bin storage to be provided to the side of the building.

Villa 2

In the early 20th century, a large extension was erected to the west of the villa situated on the corner of Hamilton Avenue and St Andrews Drive. The villa is to share an access with Villa 1 to the front of the property, though it will have separate private garden grounds to the rear of 166m². Parking is to be provided to the front of the property, though this will be screened by hedging. Bin storage is to be provided along the western elevation.

To the front of the building, a new basement light well will be excavated. The area of walling revealed during this process will be finished in natural stone to match the existing. Metal railings to replicate typical Conservation Area will be erected. On the front elevation itself new windows will be formed in the newly exposed bay window area to match the materials and style of the existing windows. In place of the connecting link, the existing windows will be replaced by a new entrance way in the style of the entranceways on the rest of the site.

On the western elevation, at roof level, conservation area style rooflights are to be installed.

On the rear (northern elevation) following the demolition of the modern school hall, the elevation will be remodelled to create a stone bay window, finished to match the existing building. The façade shall be finished in sandstone to match existing. At basement level, a new doorway and window will be created. At ground level a further doorway and new windows are to be installed. On the second floor/attic level new windows are to be created with a further rooflight installed on the original linking section. All the windows are to be formed to match existing on the villa.

Internally the existing basement will be deepened to improve headroom and the external ground will be partially excavated to allow new windows openings to be created to the new lower ground floor areas.

Duplex 5/6

Duplex 5/6 are to be formed in the villa situated on the corner of Hamilton Avenue and St Andrews Drive. Each duplex is to have its own vehicular access with the existing vehicular access on the corner to be widened (repositioning the existing gate piers) to provide one. For the second, the existing pedestrian gateway on St Andrews Drive is to be removed and new iron gateposts with metal gates are to be installed.

Parking is to be provided to the front of the property, albeit screened by hedging. The bin store is to be provided to the Hamilton Avenue elevation but screened in timber and further enclosed by hedging. In terms of private amenity space, this is provided to the north at a size of 158m². A further amenity space of 154m² is provided to the front of the building and whilst not technically private in terms of policy, a sense of privacy will be created by hedge and tree planting along the boundaries.

The northern façade will be revealed with the removal of the modern infill. This will be refaced in sandstone to match existing where necessary.

Duplex 5 is to occupy the basement and ground floor of the villa, with access taken via the existing grand entrance on the southern elevation. Externally, two new light wells are proposed to be excavated, to allow new window openings to be created. The areas of walling revealed by this process will be faced in natural stone to match the existing stonework. The north wall revealed following the demolition of the existing school hall will be refaced in matching stone and new windows introduced to match existing. On the northern elevation, new windows are to be installed at ground level to create daylight for bedroom 2.

Internally the basement level will provide bedroom and utilitarian accommodation, whilst the ground floor provides further bedroom and living accommodation. Access to the amenity space is provided via the northern entrance to the property.

Duplex 6 is to occupy the first and attic floor of the villa. Access is to be taken via a new entrance way on the northern elevation. The entranceway is to be timber in a style to match the existing entranceways found on site. On the northern elevation, new windows are to be installed at first floor level to create daylight for bedroom 2 and the access hallway. At roof level, two new dormers are to be formed on the east and west elevation, in place of the existing dormer on the western elevation and rooflights on the eastern elevation. These are to be predominantly glazed on the front with timber, sash and case windows. The roof and cheeks will be finished in led.

Internally, the first-floor level will provide bedroom, living and utilitarian accommodation whilst the attic will provide further bedroom accommodation.

Villa 3

With the demolition of much of the modern infill, the applicant proposes to create Villa 3 from what would have been the original 19th century villa. This will be accessed from St Andrews Drive utilising an existing entranceway. Parking is to be to the side of the villa with bin storage to the rear. Private amenity space will be provided to the rear of the property of 250m².

No changes are proposed to the front elevation of the villa, with the existing entrance to be repurposed as the front entrance. With the demolition of the infill the two side elevations (northern and southern façades) will be finished in natural stone to match the existing. On the southern side elevation new windows are proposed at ground level for the gym/home office and for bedroom 5 on the first floor. On the northern side elevation, new windows are proposed at ground level for the dining area and for bedroom 3 at first floor level. To the rear much of the rear has previously been altered. The applicant seeks to install a doorway at ground floor level onto a stairway which will provide access to the rear garden from the utility. A secondary access will be available from the basement level, though this level is intended primarily for storage. The stairway is intended to be modern in design with the final details to be secured through condition if a favourable recommendation is granted by the Planning Committee. Additionally, one window at ground level is to be infilled in stone to match the existing stonework.

Internally the interior is to be remodelled in the style of room that would be typical of the original villa. The basement level is to be for storage with a small one and half storey existing extension to the rear to act as a garden storage, accessed externally only. The ground floor is to provide living, kitchen and utilitarian accommodation whilst the upper provides bedroom.

No roof alterations are proposed for this villa.

Villa 4

Villa 4 is to be established in the original villa situated on the corner of Dalziel Drive and St Andrews Drive. Please note, in the original drawings (and representations) there was an additional Villa proposed between Villa 3 and the now Villa 4. This has been removed from the proposal but representations on the basis of the original drawings may refer to this Villa as Villa 5.

Two vehicular/pedestrian access will be provided for this property, both as existing. Two parking spaces are to be provided from Dalziel Drive but will be screened by hedging/tree planting. Private garden ground is provided to the rear at 409m² with a further 596m² to the front of the property.

Externally the applicant proposes to partially demolish the traditional two storey extension on the southern elevation in order to create a separation between Villa 3 and Villa 4. Cleaning and repair of the sandstone walls may be required with the demolition of the modern infill also. To the Dalziel Drive elevation (northern), the two-storey side extension will be extended forward to form the kitchen area though it will still be set back from the principle elevation by 0.6m. The extension will be finished in stonework to match the existing and the new roof will match existing also, finished in slate. No changes are proposed to the eastern elevation. On the western elevation, the applicant proposes to install new windows on the ground (upper) floor of the extension for the living/kitchen/dining area. On the first floor, new windows are to be installed for bedroom 3. On the attic level the applicant is proposing to remove the existing fire escape and install two new windows and a balcony area. The balcony is to project 1.6m and have a width of 4.5m from the building and to be predominantly glazed. No alterations are proposed for the roof.

Internally, the basement level will predominantly be for storage, with the ground floor providing living/kitchen accommodation. The first and attic floors will be for bedroom accommodation.

Electric Substation

There is an existing electrical substation which Scottish Power have request is relocated onto the Dalziel Drive to allow for access. The proposed relocated substation is to be enclosed in a sandstone structure with a pitched slate roof.

Landscaping and Biodiversity

As part of the proposal the applicant is seeking to remove 4 existing trees and 1 stump. The existing trees to be removed are:

- 4493- Flowering Cherry, *Prunus serrulate*. Assessed to be Category U, with evidence of pathogenic fungus *Ganoderma australe*.
- 4495- Silver birch. Assessed to be Category C but with potential to become unstable.
- 4487- European Ash. Assessed to be Category C2 but evidence of ash dieback.
- 4478- Common Holly. Assessed to be Category B2. This tree is to be lost following relocation of entranceway which would have resulted in loss of two Category A trees if retained.

To offset the loss of the trees 17 compensatory trees are proposed per the Landscape Planning Layout. Additionally, existing hedging is to be trimmed and restored. New private hedging is to be planted throughout the site.

Planning History

Craigholme School was relocated to the site in 1937 and continued to operate as a school until 2019. Originally the site consisting of three detached villas along St Andrews Drive, and one semi-detached villa on Hamilton Avenue. Over the years various extensions and infills have been erected onsite some in the traditional style of the conservation area finished in sandstone and natural slate dating from the early 20th century and others more modern in style. The following applications are of relevance:

19/03047/FUL- Use of former school building (Class 10) as 7 no. residential flatted dwellings (Sui Generis), includes external alterations, landscaping, access, and car parking ~~###WITHDRAWN###~~ *Withdrawn*.

- Application only related to semi-detached villas on Hamilton Avenue and would have resulted in overdevelopment.

21/01260/FUL- Partial demolition of school and use as residential accommodation (9 units) with associated works, parking etc. *Withdrawn*.

21/01261/CON- Partial demolition of school and use as residential accommodation (9 units) with associated works, parking etc. *Withdrawn*.

21/01358/FUL- Conversion of Existing high school buildings back to residential dwellings, demolition of existing Gym hall building to form garden areas and construction of new roof and stone frontage to existing music building to form new dwelling. *Withdrawn*.

21/01571/CON- Partial demolition of unlisted buildings in a Conservation Area. *Withdrawn*.

21/01572/FUL- Part use of vacant school (Class 10) as 3no. dwellinghouses (Class 9), includes external alterations, car parking, landscaping, access and associated works. *Withdrawn*.

➤ Applications withdrawn to allow single application for entirety of site.

21/03746/FUL- Partial demolition of former school and use as residential accommodation (10 units) with associated works. *Pending Consideration*.

21/03747/CON- Partial demolition of unlisted buildings in a conservation area. *Pending Consideration*.

Policies

City Development Plan Policies

CDP1 and SG1: The Placemaking Principle.
CDP2: Sustainable Spatial Strategy
CDP 7 and SG7: Natural Environment
CDP8 and SG8: Water Environment
CDP9 and SG9: Historic Environment
CDP 11 and SG11: Sustainable Transport
CDP12 and IPG12: Delivering Development

Other Material Considerations

West Pollokshields Conservation Area Appraisal
Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

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 required.

ii. an appropriate assessment under the Conservation (Natural Habitats etc.)

Regulations 1994

Not required.

iii. a design statement or a design and access statement

A Design and Access Statement was submitted for this application with the most recent version dated 15th July 2022.

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)

Reports submitted include tree survey and AIA, bat survey, flood risk assessment, drainage assessment, and a landscape and biodiversity statement.

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

A section 69 agreement under the Local Government (Scotland) Act 1973 is required for a financial contribution towards IPG 12 of **£30,183**.

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.

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 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 the Glasgow and Clyde Valley Strategic Development Plan and the City Development Plan (CDP). There are no specific policies of relevance to the application proposal in the Strategic Development Plan.

The City Development Plan consists of high-level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies.

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

CDP1 and SG1: The Placemaking Principle.

In order to meet placemaking principles, development should be design-led and promotes the creation of safe and integrated neighbourhoods. This should be achieved through development that is high quality and distinct.

Residential layouts should:

- take a design led approach towards aspect and orientation to maximise daylight and sunlight, prevent overlooking and loss of privacy;
- make appropriate provision for refuse and recycling storage;
- where possible retain all significant trees onsite, unless removal is necessary;
- incorporate SUDs strategy; and
- ensure new homes do not have upper rooms, balconies etc that directly overlook adjacent private gardens.

Furthermore, housing should provide:

- useable private garden space large enough to serve various domestic functions
- parking provision to satisfy SG11 and household needs;
- create adequate privacy for residents. Habitable should be protected from public areas by privacy zones as required in the RDG. Habitable windows should be suitably separated from habitable

windows in other properties to protect privacy while respecting development context.

Where the proposal is a conversion and subdivision to residential use the following general standards should be met:

- all dwellings should be dual aspect;
- all habitable rooms should receive natural daylight and ventilation. A minimum of 18m should be provided between habitable room windows directly facing windows in buildings on adjacent sites, wherever possible;
- Access to upper floors should be provided internally, with a front and rear access available to all dwellings. Exceptions may be made where a path is provided around the side of building;
- Where the grounds are feued in such a way that flatted dwellings share amenity space it should be created in such a way that it is screened from public view and secure from public access.

Comment:

In consideration of the daylighting/sun lighting, the proposal is for the partial demolition and conversion of an existing building. All dwellings are dual aspect and all habitable rooms benefit from natural daylight and ventilation opportunities. In the event of a favourable decision, the design of the proposed lightwells will be conditioned to ensure sufficient daylight is available to each habitable room off the lightwell.

Privacy and overlooking are key aspects of design to evaluate in any proposal. In consideration of the development to the surroundings, to the south the building line is a minimum of 12.7m from the site boundary with the generous avenue providing a further 16m. This is more than sufficient to ensure no impact to the privacy of adjacent residential properties to the south.

To the east, there is a minimum of 15m between the building line and the site boundary. This eastern elevation of development faces Maxwell Park, so there is no privacy or overlooking issues.

To the northern there is a distance of approximately between the rear elevation of Villa 1 and the principle (northern) elevation of Villa 4. For Duplex 1-4, this is 13m still ensuring adequate privacy.

In respect of the western boundary, the shared entranceway for Duplex 1 and 3 lies within close proximity to the western boundary. To mitigate any privacy/overlooking issues the applicant has proposed to install obscure glazing which is acceptable in policy terms. The western elevation of the original extension to the rear is sufficient distance (minimum 15m) from the site boundary.

The western elevation and in particular the proposed balcony in place of the existing fire escape on Villa 4 was a particular potential for concern in respect of privacy or overlooking. However, in terms of window to window distance this is a minimum of 19m (with the windows being a minimum of 16m from the site boundary). With respect to the balcony, this replaces an existing glazed fire exit. Whilst it is recognised it may be more frequent use later in the day in comparison to the fire exit, it remains 20m from the facing windows and 18m from the site boundary. It is positioned so that it will have little to no view of the private gardens to the west.

Within the proposed development itself, with proximity of the eastern elevation of Villa 1 and western elevation of Villa 2, there was some concern about potential privacy implications. However, the windows at ground level do not directly face each other. In terms of privacy in gardens, this can be mitigated by the 2m boundary wall. At first floor level there will be a need for the eastern window of bedroom 3 in Villa 1 to be obscured. However, there is access to unobstructed daylight via other window to the north.

Other areas to consider are between Bedroom 3 of Duplex 6 (north elevation) and Bedroom 3 of Villa 3. They have a window to window distance of 13m and are only at a slight angle to each other. However, there is scope for a repositioning of the windows in Villa 3 to the rear elevation. Should the application receive a favourable decision, this will be secured through condition.

The design of the proposal ensures that privacy zones are created where the windows of habitable rooms are adjacent to shared areas.

It is considered that all other privacy/overlooking issues can be resolved through mitigating screening and therefore the proposal complies with this aspect of CDP1 and its associated supplementary guidance.

With regard to amenity, with the demolition of much of the modern infill, generous plot sizes with large amenity space is created. Although the late 20th Century Villa 1 is retained, it is still considered to be

sited within a large plot with adequate amenity space and the demolition of the villa would not bring any great change to the layout but would be harmful in terms of embodied carbon. The demolition of the infill and removal of the new villa from the proposal ensures that private amenity space is provided which can support a multitude of functions. Furthermore, the quality of amenity space is improved with the introduction of soft landscaping and biodiversity measures.

Additionally, with the introduction of soft landscaping and overhaul of much of the existing hard standing to ensure it is permeable, the drainage of the site much improves, provide opportunities for natural SUDs. Further assessment on this aspect is provided under CDP 7 and SG7: Natural Environment.

With respect to the parking arrangements, although typically policy seeks to ensure parking is situated outwith the front garden area in a Conservation Area, the configuration of properties in this conservation areas means that this is a common and unobtrusive occurrence. Nevertheless, the proposal seeks to balance the need for parking alongside creation of generous private amenity space. The proposed car parking is predominantly screened by new or existing hedging and is not considered to over dominate the landscaping of the front garden areas.

In regard of refuse storage, much of the proposed plots are serviced by bin stores to the side or the rear. However, Duplex 5 is served by bin stores to the Hamilton Avenue elevation. To mitigate any visual impact this is to be screened a small timber enclosure and hedging. This is considered to be an acceptable compromise.

Finally, any proposal should take acquiescence of the site context. For the repair of various elevations revealed by the creation of lightwells or demolition, these are to be finished in natural stone to match the existing, with new roofing to be in slate to match the existing. The majority of new windows are to be timber sash and case with the exception of Villa 1 in which high quality modern windows and doors are proposed to reflect the distinct modern design. The balcony to the western elevation of Villa 4 and the staircase on the same elevation of Villa 3 are modern in design. However, this was accepted within design terms given these would have not typically been historic features. Furthermore, they are to be predominantly glazed to give a light touch to the feature. The use of high-quality materials to repurpose the buildings and carry out repairs is in keeping with the aims of placemaking principles.

Therefore, taking the above into account is satisfied that the proposal is in keeping with the aims CDP1 and its associated supplementary guidance.

CDP2: 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 utilise brownfield sites in preference to greenfield sites and will support higher residential densities in sustainable locations.

Comment:

The proposed site is brownfield, with the use as a school having ceased in 2019. The proposal is for a residential development in keeping with the form of the surrounding area. The proposal is in accordance with CDP 2.

CDP 7 and SG7: Natural Environment

The City Development Plan promotes a Placemaking approach to new development, intended to deliver benefits for people and nature. Within this context, the CDP takes a broad approach to conserving and enhancing nature which takes into account ecosystems and natural processes, as well as conserving designated or protected sites and species.

Comment:

The site was identified as a potential area for bats which are a protected species. Following completion of a bat survey, it was identified that the proposal would potentially disturb or destruct a (non-maternity) soprano pipistrelle bat roost. However, with mitigation such as bat boxes, this impact

would be minor. The applicant has provided evidence of application to Nature Scot for a Bat Low Impact License (BLIMP). The application will be condition to ensure this is in place prior to works commencing.

The applicant also proposes to enhance biodiversity onsite through hedge planting, installation of bird boxes and bee bricks which will improve the opportunities for wildlife onsite.

Furthermore, whilst the applicant proposes to remove 4 trees from the site (3 of which are diseased or structurally unsound), they propose to plant 17 new trees across the site. This is considered to sufficiently mitigate any negative impact of the loss of the trees.

Taking this into account, subject to condition the proposal is considered to achieve the aims of CDP7 and its associated supplementary guidance.

CDP8 and SG8: Water Environment

Planning applications of 5 or more dwellings or 250m² will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development.

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

In addition, the FRA will require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a surface water drainage strategy is fundamentally important to the design development for any new development of 5 or more dwellings. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning. The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures.

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

Comment: The applicant has provided a Flood Risk Assessment and details of the proposed drainage which have been self-certified, independently checked and has met the requirements of NRS Flood Risk Management subject to conditions. These are to ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water. Both conditions are proposed in the list of conditions below.

The application therefore has been adequately screened for flood risk and the proposal is in accordance with the surface water drainage strategy of SG 8.

CDP9 and SG9: Historic Environment

This policy seeks to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations.

Proposals for alterations, or extensions, to unlisted buildings in the Conservation Area must:

- Respect and complement the period, style, and architectural character of the building;
- Avoid the loss of existing traditional features of value; and
- Not erode the character of the building or Conservation Area by use of inappropriate design details or poor-quality materials.

Comment:

The application is sited within West Pollokshields Conservation Area. Consideration should be given to the guidance set out in the West Pollokshields Conservation Area appraisal in assessing whether the

proposal protects and enhances the Conservation Area (CA). Typically plot sizes for the CA range from 1000m² to 2000m², with the more generous plot sizes being found on the corner plots. The proposed feu division results in four plots within this range and two smaller. The smaller plots are Villa 1 and 2. Villa 1 has a plot size of approx. 650m² and Villa 2 is approx. 750m². Whilst these two plots are smaller in a significant improvement on the current layout and amendments to the proposal have resulted in the return of the three generous plots along the St Andrews Drive elevation. The proposal respects the building line of the original layout and enhances the character by such virtue. The proposal is to increase the soft landscaping onsite in keeping with the green aspirations for the CA.

On balance the proposal is considered to be in keeping with the aims of the CA appraisal.

With respect to the various stonework onsite. Stone repair should be carried out using masonry and lime/sand pointing that match the original in every respect including density, porosity, colour, texture, profile and coursing pattern. An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone. This will be secured through condition in the event of an acceptance of a favourable recommendation.

Conservation style rooflights is the preferred solution when creating additional roof space. New roof lights should replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. The applicant proposes to use this style of rooflight and this will be secured through a safeguarding condition.

Poorly designed dormers should be replaced by one of a traditional design. Dormer windows will also have to meet the privacy and overlooking standards. The applicant proposes to alter the existing dormers on the southern elevation of Duplex 3 /4, on the western elevation of Duplex 6 and install a new dormer in the place of existing rooflights on the eastern elevation of Duplex 6. The altered dormers are considered to be an enhancement to the existing dormers and more reflective of a traditional dormer in material and style. Whilst the installation of new dormers is generally discouraged, the installation of the dormer on the eastern elevation of Duplex 6 will bring a symmetry to the building and have a negligible impact on the CA.

Any replacement/new windows or doors on an unlisted building within the Conservation Area should match the style and design of existing/original on the building. Aside from those on Villa 1, the applicant proposes to install timber sash and case style windows. This will be secured through safeguarding condition. On Villa 1 side and rear elevations, the applicant proposes to install high quality, modern windows with timber cladding. This is considered to be acceptable to reflect the modern design of the building. Further details will be secured through condition.

The new entrance doors across the site are various but replicate the traditional style of doors, using original examples onsite as template. Detailed design will be agreed via condition.

The stairway to the rear of Villa 3 is modern in style. Discussion was had about introducing a more traditional staircase, but it was concluded that the high quality modern glazed staircase would have less of a visual impact on the CA.

In terms of the balcony to the western/ rear elevation of Villa 4, these are generally discouraged within CA. However, given the improvement of the proposal on the appearance of the existing fire escape and it is proposed to be predominantly glazed and not impede on privacy, it is considered acceptable. Detailed design will be controlled through a safeguarding condition.

With respect to the various basement lightwells proposed they will be in keeping with the existing fenestration arrangement and therefore seen to have a negligible impact on the CA.

Taking the above into consideration it is felt that the demolition of the unsympathetic modern infill and the use of high-quality materials across both the traditional and modern elements demonstrates that the proposal will enhance the CA.

It is satisfied that the proposal is in accordance with the aims of CDP 9 and its associated supplementary guidance.

CDP 11 and SG11: Sustainable Transport

Car parking provision in residential developments should be assessed against the standards set out in SG 11. The basic minimum standard for car parking provision for conversions/redevelopment/subdivision is: 1 allocated space per dwelling unit for residents. All parking provided should have passive electric vehicle provision.

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.

Cycle parking should be provided at minimum of 1 space per unit unless a dedicated garage or other storage facility of sufficient size is provided.

Comment:

Two spaces are provided for each unit, except from Villa 1 where only 1 space is provided. This is in recognition of the large size of properties. All parking onsite will be equipped with passive EV provision, though this will be secured through condition.

In terms of cycle parking, though this is identified in some of the units, it is considered that there would be sufficient storage space within each unit. Details of this will be secured through a safeguarding condition.

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

SG12 and IPG12: Delivering Development

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

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

The Council will require developers to undertake an assessment of the proposal site and its surroundings in order to determine the need for, and the proposed response to, the requirements specified below in this policy. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the best solution may be to take advantage of opportunities out with the site, or to meet these requirements through the payment of a financial contribution or the transfer of land.

Comment: In terms of amenity space facilities, the proposal site has a park 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 deficit.

In terms of the provision of amenity open space, the requirement is for 160m². The applicant has provided 708m² across the site and the detailed landscaping plans show the intended planting (which will be protected through a safeguarding condition).

In relation to children's play facilities, there are play areas within 300 metres of the site within Maxwell Park. However, overall, the level of provision is considered deficient.

While the level of allotments, children's play facilities, and outdoor sport facilities, is considered deficient in the local area, the nature of the proposal makes providing communally accessible facilities, which meet the criteria of IPG 12, difficult. It is considered appropriate to concentrate on the provision of a high-quality shared area of amenity which provides for a range of resident's needs, including play, and to secure a contribution for off-site play facilities.

The equivalent financial contribution has been calculated at **£30, 183** and will be directed towards a qualitative improvement in local provision. A legal agreement will be required to secure this financial contribution and the recommendation is therefore to approve the application subject to conditions and completion of this legal agreement.

Subject to above financial contribution, it is considered that the proposal is in accordance with policies CDP 12 and IPG 12.

Material Considerations

Issues raised within representation are addressed below:

- Objection to the retention of Villa 1 (on Hamilton Avenue) in terms of design and impact on plot size.

Comment: As assessed above the retention and conversion of the former classroom extension into Villa 1 is in keeping with policy and is seen to enhance the CA.

- Objection to the erection of Villa 1 (on Hamilton Avenue) which will result in overdevelopment by virtue of reduced plot size and amenity space.

Comment: Villa 1 is not a new build but a conversion of an existing late 20th century classroom extension. As assessed above whilst it is non-original, the Villa does have value in the context with the frontage replicating the traditional style of the CA. Furthermore, the demolition of the villa would be harmful in terms of embodied carbon.

- Objection to partial demolition of Villa 4 (also known as Villa 5 on original drawings/ most north eastern original villa).

Comment: Though traditional in design, the two-storey side and rear extension is non-original. The partial demolition will have minimal impact on the visual amenity of the building and character of the CA.

- Objection to the erection of the balcony on Villa 4 (also known as Villa 5 on original drawings/ most north eastern original villa).

Comment: It is evident that the western elevation of Villa 4 has been altered in the past with the erection of glazed doors and a fire escape. It is considered that the balcony with a depth of 1.6m will have minimal impact on the visual amenity of the building.

- The proposal has insufficient in curtilage parking and will have a negative impact on residential amenity by increasing parking in the surrounding area.

Comment: The proposal accords with vehicular parking requirements as set out CDP11 and SG11.

- The proposal will result in parking within the front garden areas within a Conservation Area.

Comment: Whilst there is a preference to avoid parking within the front garden area of CA, the proposal mitigates much of the visual impact by virtue of new and existing hedging to ensure it mitigates any visual impact on the surrounding area.

- Lack of information on landscaping plans.

Comment: It is recognised that initially the applicant did not provide landscaping plans. However, following discussions with the case officer detailed plans were submitted on the 15th August. These have been reviewed and a safeguarding condition will be attached.

- Lack of drainage impact assessment.

Comment: It is recognised that initially the applicant did not submit a drainage impact assessment. However, following discussions with the case officer the applicant submitted a flood risk assessment and a drainage impact assessment. These have been reviewed in conjunction with NRS Flood Risk Management and it is satisfied subject to conditions it is in keeping with the City Development Plan.

- Lack of information on relocation substation.

Comment: The substation is to be relocated by Scottish Power. It will be enclosed in within a sandstone building with natural slate roof in the style of traditional outbuildings within the CA. Final design detail will be secured through condition in partnership with Scottish Power.

- There is lack of information about the access to Villa 4 (also known as Villa 5 on original drawings/ most north eastern original villa).

Comment: Details of the access were provided as part of the original application and reviewed in conjunction with NRS Transport Planning team. However, following amendments to other parts of the proposal, updated boundary elevations are required, and these will be secured through condition.

- There is a lack of information of the details for the proposed bin store to serve Duplex 1-4.

Comment: Details of the bin store enclosure will be secured through condition.

- There is some uncertainty about the widening of accesses on the north eastern and north western corners of the site and the impact on the public footway.

Comment: Details of the access were provided as part of the original application and reviewed in conjunction with NRS Transport Planning team. However, following amendments to other parts of the proposal, updated boundary elevations are required, and these will be secured through condition.

- There is some concern about the impact the proposal will have on a drain on situated on the public footway on the north eastern edge of the site.

Comment: This drain lies outwith the red line boundary and therefore cannot be considered as part of this application. However, the proposed drainage impact assessment has been reviewed by NRS Flood Risk Management and it is satisfied subject to conditions it is in keeping with the City Development Plan.

- The proposal will result in residential properties with insufficient plot size and private garden space within the West Pollokshields Conservation Area.

Comment: Whilst two of the plot sizes will be slightly below average in comparison to the surrounding CA, they are considered to be benefit from generous amenity space. The proposal represents a significant improvement on the existing feu layout.

- The proposal will result in a terraced effect on Hamilton Avenue which is not in keeping with the West Pollokshields Conservation Area.

Comment: The proposal is not considered to create a terraced effect with landscaping demonstrating clear distinct properties.

- The proposed feu layout for Duplex 1-4 is too large not in keeping with the established layout of the West Pollokshields Conservation Area.

Comment: There are many examples within West Pollokshields where villas that have been subdivided share private garden grounds. It considered the benefit of the large private amenity space outweighs the need to subdivide the feu.

- The proposed use of render on the site is inappropriate.

Comment: Noted and agreed. Following discussions with the case officer the applicant has removed render from the application and proposed to use natural stone to match existing in its place.

- The proposal will create new windows which will encroach upon the residential amenity of neighbouring properties by negatively impacting privacy through overlooking.

Comment: The proposal has been assessed against the design criteria set out in CDP1 and SG1 and is considered to meet the policy requirements with sufficient distance or mitigation in place.

- The proposal will create a balcony on Villa 4(originally known as Villa 5) which will encroach upon the residential amenity of neighbouring properties by negatively impacting privacy through overlooking.

Comment: The proposal has been assessed against the design criteria set out in CDP1 and SG1 and is considered to meet the policy requirements with sufficient distance or mitigation in place.

- The proposal will introduce modern balconies which are inappropriate within the West Pollokshields Conservation Area.

Comment: The balcony is considered to be an improvement on the large existing fire escape. Though modern in design, it is to be predominantly glazed to soften its visual impact.

- In the event of a favourable recommendation, any new access gates should be conditioned to be metal, in keeping with the West Pollokshields Conservation Area.

Comment: Details of the gates are to be secured through condition.

Conclusions

In taking the policy assessment and material considerations into account it is considered that subject to conditions, the proposal is in keeping with aims of the City Development and no material considerations outweigh this accordance.

Conditions and Reasons

01. A method of demolition shall be used which demonstrates that any risk of damage to the historic fabric of the building has been removed. Technical details of the proposed method(s) together with a laboratory analysis of the condition of the historic fabric shall be submitted to the planning authority for written approval. Once the method(s) has/have been agreed, sample panels shall be prepared on an inconspicuous part of the building for the inspection and written approval of the planning authority. No work shall be begun on this aspect of the works until these written approvals have been issued.

Reason: In order that the works do not detract from the appearance of the building.

02. Following the completion of any exploratory/scoping works or investigations of the stonework, details of the extent of stonework repairs, including repairs to chimneys, shall be submitted to the planning authority in the form of marked-up elevational drawings at a scale of not less than 1:100, and shall be accompanied by a full stone survey and stonemason's report. No work shall be begun on this element of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

03. A sample of stonework repairs shall be prepared to match the original natural stonework in every respect including colour, texture and coursing pattern for the inspection and written approval of the planning authority. No other work shall be begun on this aspect of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

04. Stone repairs, including repairs to chimneys, shall be carried out using replacement natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

Reason: In order that the works do not detract from the appearance of the building.

05. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: In order that the works do not detract from the appearance of the building.

06. Details of new or revised gutter and downpipes shall be submitted to and approved in writing by the Planning Authority prior to any work on this element.

Reason: In order that the works do not detract from the appearance of the building.

07. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

Reason: In order that the works do not detract from the appearance of the building.

08. With the exception of those indicated on the approved drawings no external fittings including gas and water pipes, gas, electric and water meter boxes, balanced flues, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, grilles or ducts shall be installed on the elevations facing Hamilton Avenue, St. Andrews Drive, or Dalziel Drive..

Reason: In order that the works do not detract from the appearance of the building.

09. Before any work on the site is begun, details of the proposed basement lightwells, including sections at a scale of 1:50 and details of materials shall be submitted to and approved in writing by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

10. Details of new or replacement windows should be submitted and approved in writing by the Planning Authority prior to installation onsite.

Reason: In order that the works do not detract from the appearance of the building.

11. All new and replacement rooflights shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

Reason: In order that the works do not detract from the appearance of the building.

12. Details of new or replacement doors should be submitted and approved in writing by the Planning Authority prior to installation onsite.

Reason: In order that the works do not detract from the appearance of the building.

13. The proposed new windows to Bedroom 3 of Villa 3 should be relocated from the southern to western elevation. The revised windows will be formed in accordance with details of the revised location, window design, and materials agreed in writing with the Planning Authority prior to installation onsite.

Reason: To protect the privacy of neighbouring residential properties.

14. Details, including proposed materials, of the proposed staircase to the rear of villa 3 shall be submitted to and approved in writing by the Planning Authority prior to installation onsite in accordance with the details approved.

Reason: In order that the works do not detract from the appearance of the building.

15. Details, including proposed materials, of the proposed balcony to the rear of Villa 4 shall be submitted to and approved in writing by the Planning Authority prior to installation onsite in accordance with the details approved.

Reason: To protect the privacy of neighbouring residential properties.

Reason: In order that the works do not detract from the appearance of the building.

16. Details of the proposed and revised accesses, including details of proposed gates and gate piers, shall be submitted to and approved in writing by the Planning Authority prior to installation on site in accordance with the details approved.

Reason: To safeguard the character of the surrounding conservation area.

17. A detailed drawing showing the bin store and boundary enclosure shall be submitted to, and approved by, the Planning Authority prior to the commencement of works in accordance with the details approved.

Reason: To safeguard the character of the surrounding conservation area.

18. 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 favourable conditions are created for survival of the planting.

19. 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.

20. 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.

21. 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 maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

22. 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 maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

23. All tree works shall be carried out in accordance with the specifications detailed in Caledon Tree Surveys- BS5837: 2012 Tree Survey and Arboricultural Impact Assessment dated September 2021.; 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.

24. 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.

25. Landscaping shall be as shown in Drawing 363-P01 "Landscape Planning Layout" Rev A unless otherwise agreed in writing with the Planning Authority. The scheme includes hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained.

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

26. Prior to commencement of works onsite the applicant shall submit copy of bat protection plan and bat licence issued by Nature Scot.

Reason: In order to comply with relevant protected species legislation.

27. Prior to commencement of site works, the applicant shall submit final construction drawings of all Drainage and SUDS for the approval in writing of the Planning Authority.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

28. The final finished floor level should be constructed in accordance with the criteria outlined in the self-certified 'Flood Risk Assessment, Craigholme School Site, 68-72 St Andrews Drive (Aug 2022)' document.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

29. In order to ensure adequate flood risk management onsite, details of the crest level of the western boundary wall shall be submitted to and approved in writing by the Planning Authority prior to commencement of work on this element in accordance with the details approved.

Reason: To minimise the risk of flooding and its adverse effects.

30. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

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

31. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

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

32. Upon completion of site investigations and gas monitoring, and following agreement on the findings of these with the planning authority; all boreholes, probeholes or monitoring wells completed across the subject site are to be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway. Works should be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

32. Vehicular entrance/exits to demonstrate driveway pedestrian inter-visibility as set out in Figure 3.5 Design Guide New Residential Areas.

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

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

34. 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.

35. The driveway(s) shall be at least 3.5 metres wide over its/their entire length.

Reason: To enable traffic entering the site to drive off the road in the interest of traffic safety.

36. Details of cycle parking shall be submitted to and approved in writing at the rates set out in SG11: Sustainable Transport. Cycle Parking shall be available for use from the occupation of the development.

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

37. The car parking area(s)/space(s) shall be permeable but shall exclude loose material. It/they shall be available for use before the dwelling served by the car parking in question, is occupied.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

38. Any access gates shall open inwards only.

Reason: In the interests of pedestrian safety.

39. The applicant shall provide a residential travel pack in each dwelling prior to occupation; a draft pack shall be submitted to this office for approval; pack should include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

40. Details of the substation relocation and approvals from Scottish Power Energy Network will be submitted to and approved in writing by the Planning Authority prior to and works commencing on this element.

Reason: In order that the works do not detract from the appearance of the building.

41. Details of new stone elevations shall be submitted to and approved in writing by the Planning Authority. Where possible new stonework should match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

Reason: In order that the works do not detract from the appearance of the building.

42. The roof shall be covered in natural slate. A detailed specification of the type of slate to be used shall be submitted for the written approval of the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

43. An operational plan showing schedule for demolition and construction for each until shall be submitted and approved in writing by the Planning Authority prior to commencement of works onsite.

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

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. The applicant is advised to liaise with the Planning Authority during the preparation of the submission for approval of reserved matters.
02. The applicant is advised that stonecleaning and/or demolition should be undertaken in accordance with Health and Safety Regulations in order to minimise the spread of dust.
03. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
04. The applicant is advised that existing external drains within the tenement backcourt must not be altered without the prior consent of Scottish Water.
05. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

06. The applicant is advised that no work shall be commenced to implement this permission until a Decision Notice is issued on the accompanying Listed Building Consent/Conservation Area Consent application.
07. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
08. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally nested during the summer months. Glasgow City Council has adopted the Swift Species Action Plan, which is part of the Local Biodiversity Action Plan. Glasgow City Council is a partner with Concern for Swifts (Scotland) in the implementation of the action plan. You are therefore advised to contact Concern for Swifts (Scotland) to discuss provisions for swifts within the development. Contact them at Concern for Swifts (Scotland), 287 Onslow Drive, Dennistoun, Glasgow G31 2QG. Tel: 07900 637452, email: swiftscot@yahoo.co.uk
09. 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
10. 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.
11. 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.
12. 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.
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.
13. It should be noted that presently or in the future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.

14. 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.
15. The developer and each prospective resident should be made aware, by means of an advisory note on the decision letter / tenancy agreement, that any potential future residents without an allocated parking space will not be eligible to purchase residents' on-road parking permits.
16. I would advise that the applicant will require to apply to this office (and be granted) approval under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on site.

for Chief Executive, Glasgow City Council

DC/ CAL/25/08/2022

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at www.ordnancesurvey.co.uk

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.



Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow G1 1RX
Head of Planning: Sarah Shaw

Reference No: 21/03746/FUL

Address: Craigholme School, 72 St Andrews Drive, Glasgow
G41 4HS

Ward: 06, Pollokshields

Indicative Site Location



Location of Site (for details refer to report)