



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms S Shaw Phone: 0141 287 6066

ITEM 1 (b)

18th June 2013

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION 13/00037/DC

DATE VALID 15.02.2013

SITE ADDRESS Site To The Rear Of 196 Berryknowes Road Glasgow

PROPOSAL Erection of three storey houses Plots 16, 17, 17A and 17B and amendment to plots 18 and 19

APPLICANT Paddle Ltd
Per A T Lloyd-Haydock
45 Preston New Road
Blackburn
LANCS
BB2 6AE

AGENT

WARD NO(S) 04, Craigton

COMMUNITY COUNCIL 02_081, Hillington/N
Cardonald/Penilee

CONSERVATION AREA

LISTED

ADVERT TYPE

PUBLISHED 1 March 2013

CITY PLAN Residential

REPRESENTATIONS/ CONSULTATIONS

REPRESENTATIONS

None.

CONSULTATIONS

Scottish Water:- No response to date. Previous response:- separate surface water system required.

Coal Authority:- No objection subject to advisory note.

SITE AND DESCRIPTION

The development site lies to the south west of Craigton Cemetery, to the east (rear) of 4 storey post war tenements on Berryknowes Road, and to the north of Lourdes Primary School. The overall site area is stated as some 1.5 hectares. The site comprises rough undulating ground which slopes up steeply to the south to an area which was once level, but on which in recent years a mound of soil has been deposited.

Planning permission was first granted for 30 houses and 18 flats in 1989 for Alfred McAlpine Homes (Scotland) Ltd (Application 89/01531/DC. This was never implemented. Further applications for houses and flats have been granted to the applicant, some granted on appeal, and to date 15 two storey houses are under construction or completed on the northern edge of the site. Previous issues with the site have included treatment of Japanese Knotweed, which appears to have been successfully eradicated, and regrading of the south-east part of the site to reduce changes in level.

Planning permission was approved by committee in May 2011 for Phase 2 which included 18 flats and 10 houses. This consent is subject to a legal agreement, not yet concluded, for payment towards open space requirements. The consent is thus yet to be issued.

Planning permission was subsequently granted for 16 houses on the eastern part of the site (12/00141/DC). There were 9 four-bed three storey town houses (Plots 18-16) and 7 three-bed two storey terraced houses (Plots 27-30C).

The current proposal is for an additional four town houses adjacent to those already approved. Three three-storey four bedroom town houses will form a terrace (Plots 16, 17, and 17A), and the addition of a single town house, Plot 17B, will form a terrace with Plots 18 and 19, which already have consent.

Off-street parking is provided for townhouses, behind the footway, off the existing road opposite the completed houses.

Bin storage is provided for the town houses adjacent to the gables of the houses. Bin storage for the other terraced houses would be in the rear gardens.

POLICIES

City Plan 2.

- DEV2 - Residential and Supporting uses.
- DES 1 - Development Design Principles.
- DES 2 - Sustainable Design and Construction.
- DES 12 - Provision of waste and recycling space.
- ENV2 - Open Space and Public Realm Provision.
- RES 1 - Residential Density.
- RES 2 - Residential Layouts.
- TRANS 4 - Parking Standards.
- TRANS 6 - Cycle Provision.

ASSESSMENT AND CONCLUSIONS

City Plan Policy

The principle of residential development has been established on the site and it lies in an area designated in the City Plan as suitable for residential and supporting uses (DEV 2).

The site lies in the Outer Urban Area with high accessibility to public transport, both train and bus routes. Policy RES 1 states that densities of 20-75 dwellings per hectare would be appropriate. The site is approximately 1.3 hectares in total. This phase would bring the overall numbers to 63 units, which equates to approximately 48 units per hectare.

The scale and massing of the houses is considered to be in keeping with the adjacent four storey flats fronting Berryknowes Road. Existing adjacent housing in the area is mainly rendered with tiled roofs. The proposed flats will be a mixture of render and facing brick, and the houses will be mainly facing brick with elements of render. The roofs will be tiled. The applicants have stated that the buildings will achieve the EcoHomes "Very Good" rating. The proposals are considered to meet the requirements of Policies DES 1 and DES 2.

After discussion with LES Cleansing, adequate space has now been provided for domestic waste and recycling bins for the flats and houses, thus complying with Policy DES 12.

In terms of open space provision on-site, the flatter area at the southern side of the site, at the top of the hill, has already been identified for the provision of amenity and children's play, (as part of earlier applications) to satisfy the requirements of Policy ENV 2 in full. As this proposal is being considered as a separate application, involving only four residential units, it does not require to be considered against the provisions of Policy ENV 2 and thus no further financial contribution is required in this instance.

The proposed houses have adequate private gardens and are dual aspect and the layout ensures that there should be no window-to window privacy concerns or overshadowing of habitable rooms. Generally the layout meets the standards in Policy RES 2 Residential Layouts.

Parking standards in TRANS 4 have been met.

Other material considerations

Proximity to the cemetery: the original applications were dismissed at appeal due to proximity to the cemetery. However, the current proposal sets back the nearest plot (plot 16) by 6 metres from the cemetery boundary which is similar to plot 15 across the access road. A condition to ensure this set back is suggested.

There is a strip of ground which is in Council ownership which is required for the access road into the site. The access road now has Roads Construction Consent (related to planning consent for the previous phase of development) and has been constructed. There appears to be a wayleave for access by the applicants across the Council owned land, but the access which has been constructed goes beyond the boundary of this wayleave, encroaching on the Council owned land. This is an ongoing legal dispute which has never been resolved but is a legal issue rather than a land use planning issue, and can be pursued in the relevant forum.

In conclusion, the proposals are in accordance with the development plan and it is recommended that planning permission be granted subject to the conditions below.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):-

Location Plan 2580/H/5.5/03,
Site Layout 160/01AR6AR(14)5,
House Type D,
Proposed Cross Sections 800/01AR6AT(1)(2) Rev B,

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

Reason: As these drawings constitute the approved development.

02. 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.

03. 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. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme.

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

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. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

06. Before any work on the site is begun, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including 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.

07. 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.

08. The play area indicated on the approved plans shall provide for both amenity landscaped ground and children's play. Details of the design of this area shall be submitted to the planning authority for written approval before works start on the housing development. These details should include proposed play equipment, fencing, surfacing (see advisory note), hard landscaping, paths, planting and seating, and any other landscape features proposed. The play area and amenity space must be completed and ready for use before occupation of the flats and houses.

Reason: In order to safeguard residential amenity.

09. Details of boundary treatment(s) shall be submitted to and approved by the Planning Authority in writing prior to the commencement of any works on site. All works hereby approved shall be completed to the satisfaction of the Planning Authority within two months of all other building works being completed.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

10. Before construction works on site commence, the applicant shall submit a scheme of monitoring, by an environmental consultant (approved by the planning authority) to monitor any occurrence of Japanese Knotweed. The monitoring should be carried out during construction works.

Reason: To ensure the site is suitable for residential development.

11. The materials of the houses shall be facing brick with concrete roof tiles, details to be agreed in writing by the planning authority before works commence..

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

12. 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.

13. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.

Reason: To ensure that occupiers have safe access to their property.

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

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

15. No garage frontage shall be closer than six metres from the front boundary of the curtilage.

Reason: To ensure that in-curtilage parking does not obstruct pedestrian and vehicle movement outside the property curtilage and allows for any existing or proposed inward-opening gates.

16. Details of all proposed retaining walls on site shall be submitted for the written approval of the Planning Authority prior to the commencement of any works on site.

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

17. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

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

18. All redundant footway crossings shall be removed and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety.

19. The road shall be 5.5m wide with a 2 metre wide footway on both sides.
- Reason:** In the interests of pedestrian and vehicular safety.
20. The turning area shall have the dimensions set out in the Figure 5.24 of the Glasgow City Council Roads Development Guide, so that no dwelling is more than 45 metres from access suitable for emergency vehicles, and all vehicles can enter and leave the site in a forward gear.
- Reason:** In order to safeguard the property itself and the amenity of the surrounding area.
21. Off-road allocated resident car parking spaces shall be positioned behind the footway.
- Reason:** In the interests of pedestrian and vehicular safety.
22. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 10.16 of the Glasgow City Council Roads Development Guide.
- Reason:** In the interests of pedestrian and vehicular safety.
23. Clear delineation between the publicly adopted footway and private landscaped areas should be provided by means of a heel kerb.
- Reason:** In the interests of pedestrian and vehicular safety.
24. The wayleaves for Scottish Water shall be 2m wide and shall not encroach into private gardens.
- Reason:** In order to safeguard residential amenity.
25. Confirmation of the overland flow route for surface water run-off in the event of heavy rains shall be provided to the planning authority before site works commence. Details of the drainage proposed shall be approved in writing before construction works commence.
- Reason:** To minimise the risk of flooding and its adverse effects.
26. All gardens shall be at least 9 metres long from the rear wall of the house to the rear boundary.
- Reason:** In order to safeguard residential amenity.
27. Details of the landscaping of the area adjacent to Plot 16 shall be submitted for written approval of the planning authority before works commence on site. These details shall include site sections and planting proposals, and boundary treatments along the cemetery boundary.
- Reason:** In order to safeguard the property itself and the amenity of 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. Prior to implementation of this permission, the applicant should contact Land and Environmental Services (Roads) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development

02. The developer should advise each prospective purchaser that residents will not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
03. The applicant is advised that play areas require to be constructed in accordance with the specifiers guide to EN 1176 parts 1-7, part 10 and part 11. Safer surfacing will be required to the appropriate critical fall heights. Glasgow City Council can give further advice on possible surfacing.
04. The applicant is advised that the design of the bin storage areas and the drying green facilities must comply with the requirements of EcoHomes and it is the responsibility of the applicant to ensure that these requirements are met before submitting details for approval by the planning authority.
05. This development may be subject to the Construction (Design and Management) Regulations 2007 (CDM 2007) which govern health and safety through all stages of a construction project. For all construction projects, apart from projects with a domestic client, a client has to appoint designers and contractors who are competent, have sufficient resources and are appointed early enough, so work can be carried out safely. The Regulations apply to projects for a domestic client, but only the domestic client has no duties. For notifiable construction projects, the Regulations require clients to appoint a CDM co-ordinator and a principal contractor, to ensure a health and safety plan is in place, and to keep a health and safety file. Your designer, contractor and, if applicable, your CDM co-ordinator will be able to advise you on your duties. Visit www.hse.gov.uk/construction for more specific information on CDM 2007 and health and safety in the construction industry, including a link to additional guidance for CDM clients developed by the construction industry. For information about health and safety ring HSE's Infoline Tel: 0845 345 0055 Fax: 0845 408 9566 Textphone: 0845 408 9577 e-mail: hse.infoline@natbrit.com or write to HSE Information Services, Caerphilly Business Park, Caerphilly CF83 3GG.
06. 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.
07. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk
Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
08. 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.
09. 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.

10. 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", 2nd edition 2007.

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.

ADVISORY NOTES TO COUNCIL

01. This proposal requires that docketed plans should accompany the decision notice in the case of this application.

for Executive Director of Development and Regeneration Services

DC/SSH/(H)
07/06/2013

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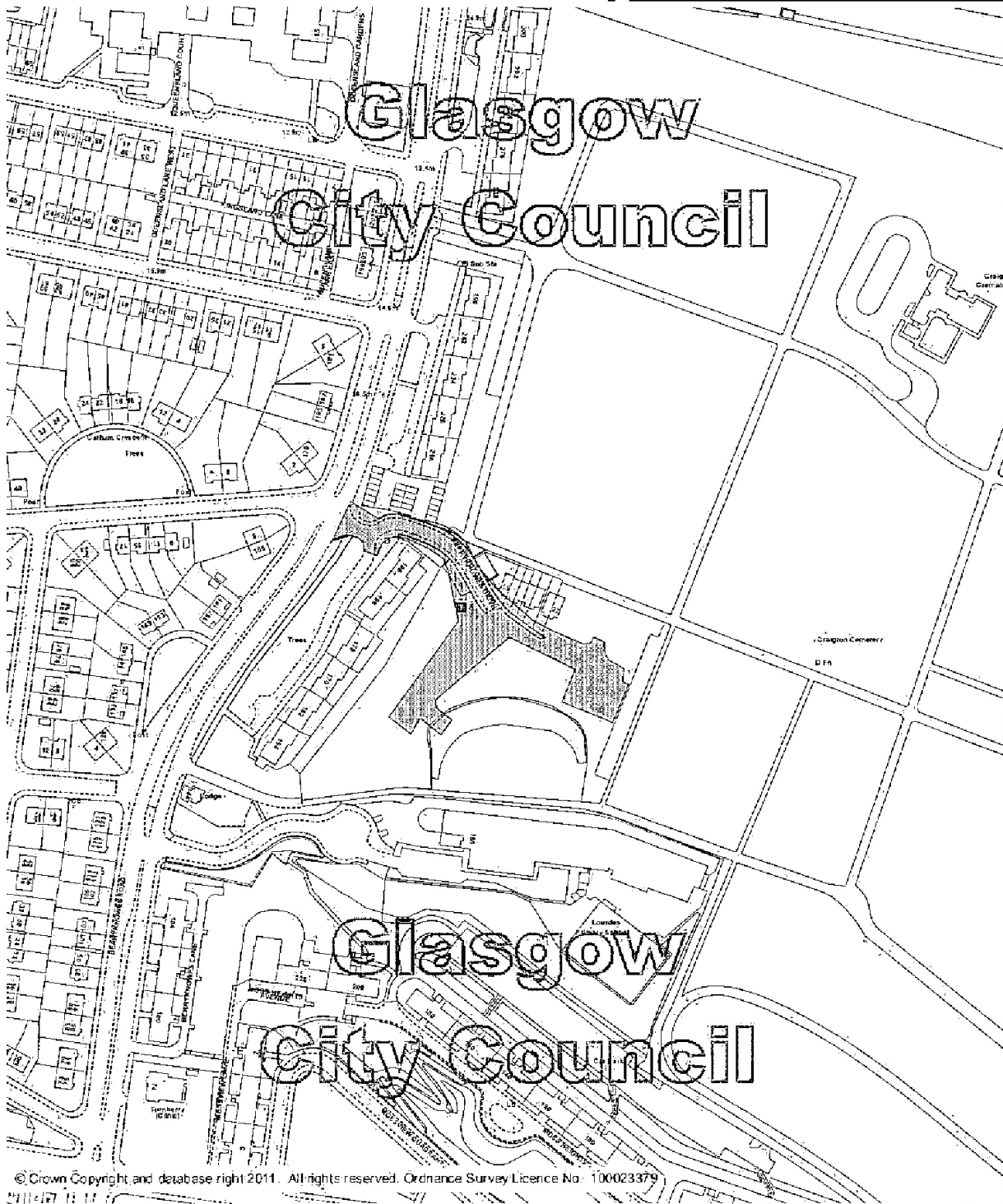
Reference No. **13/00037/DC**

Address: **Site To Rear of 196 Berryknowes Rd**

Scale: 1:2500

Indicative Site Location

Ward: **04**



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Location of Site
(For details, refer to Report)