



## PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms K Maxted Phone: 0141 287 6057

<b>APPLICATION TYPE</b>	Listed Building Consent
<b>RECOMMENDATION</b>	Refuse

<b>APPLICATION</b>	11/00356/DC	<b>DATE VALID</b>	18.02.2011
<b>SITE ADDRESS</b>	St Brides Church 69 Hyndland Road Glasgow G12 9UX		
<b>PROPOSAL</b>	Installation of replica flagpole concealing three antennas to bell tower and ancillary meter cabinet at tower base of listed church.		
<b>APPLICANT</b>	Vodafone UK Ltd C/o Mono Consultants Ltd 48 St Vincent Street GLASGOW G2 5TS	<b>AGENT</b>	Mono Consultants Ltd Per Carolyn Wilson 48 St Vincent Street GLASGOW G2 5TS
<b>WARD NO(S)</b>	11, Hillhead	<b>COMMUNITY COUNCIL</b>	02_019, Kelvinside
<b>CONSERVATION AREA</b>	Glasgow West	<b>LISTED</b>	B
<b>ADVERT TYPE</b>	Affecting a Conservation Area/Listed Building	<b>PUBLISHED</b>	4 March 2011
<b>CITY PLAN</b>	Residential		

### REPRESENTATIONS/ CONSULTATIONS

Land and Environmental Services (Public Health): No objection.

Three hundred and seventy one (371) letters of representation (364 objecting, 7 supporting) have been received from members of the public, one objection each from Councillor Wardrop and Bailie Malik, and one from Friends of Glasgow West. The grounds of the objection are summarised below:-

- a) The proposal is contrary to policies DES3 (Protecting and Enhancing the City's Historic Environment) and IB8 (Telecommunications) of City Plan 2 and Historic Scotland's Memorandum of Guidance, as it will be detrimental to the Category 'B' listed building's character and that of the surrounding Glasgow West Conservation Area and will have a detrimental impact upon the skyline;

- b) The flagpole will destroy the area's biodiversity, habitats and species, specifically bats, by means of electro magnetic pollution and will therefore be contrary to Policy ENV 6 (Biodiversity) of City Plan 2;
- c) Radiation from the antennas will have an adverse impact upon the health of local residents and the cumulative impact of this development combined with existing telecommunications equipment contributes to heightened health concerns;
- d) The cumulative impact of this development combined with existing telecommunications equipment contributes to visual clutter;
- e) Flagpoles have no place in Scottish ecclesiastical architecture and this flagpole will therefore be out of character;
- f) The materials, form and scale of the replica flagpole are inappropriate;
- g) There is already a high concentration of masts in the area and there is no demonstrable need for the antennas;
- h) Other options do not appear to have been fully explored;
- i) If the proposal is approved, people will move out of the area leading to a deterioration of community and an adverse impact upon the local economy;
- j) The mast would cause property prices in the area to fall;
- k) The design results in a precarious structure and could pose a danger to passers-by;
- l) The mast is inappropriate to a residential area;
- m) The inclusion of telecommunications equipment in a place of worship is inappropriate;
- n) The replica flagpole will spoil private views from properties; and
- o) The information provided is inadequate to determine the application.

Of the 371 representations, seven (7) were letters of support from local residents. The grounds of the support are summarised below:-

- a) The mast will improve network coverage and strength;
- b) The money received by the church from Vodafone will allow the church to upgrade the listed building;
- c) The flagpole is a good design solution which is aesthetically pleasing and unobtrusive;
- d) The mast is in compliance with internationally recognised guidelines and there is no recognised danger to health from such structures; and
- e) Such structures are required to support the economy and for the advancement of technology.

## **SITE AND DESCRIPTION**

The application site is St. Bride's Church which lies on the east side of Hyndland Road at the junction with Kingsburgh Gardens. The application site is bounded to the north and east by residential properties, to the south by gardens and to the west by a row of shops and an area of open space. The site falls within the Hillhead ward and lies within a Residential Development Policy Principle within the Glasgow City Plan 2. The broader locale contains a variety of uses including predominantly residential properties, Hyndland Parish Church, and Western Tennis Club.

The church is a Category 'B' listed building located in the Glasgow West Conservation Area.

The application requires to be determined by Committee under the terms of the Scheme of Delegation.

## **PROPOSAL**

The applicant seeks planning permission and listed building consent to erect a 6m high telecommunications replica flagpole featuring 3 internal antennas and an associated equipment cabinet. The flagpole is to be sited onto the roof of the bell tower of St. Bride's Church and the equipment cabinet behind the bell tower buttress. The replica flagpole will be mounted on a steel grillage frame and the total height of the equipment from the rooftop floor level of the bell tower will be 7 metres. This will take the total height from ground level to the top of the structure to just over 31 metres. The proposed flagpole will have a diameter of approximately 230mm.

A certificate indicating compliance with the ICNIRP Public Exposure Guidelines has been submitted in conjunction with this application.

## PLANNING HISTORY

Concurrent applications for planning permission (11/00355/DC) and (11/00356/DC) listed building consent:

- 07/01470/DC - Internal and external alterations including formation of four new windows and blocking up of door to crypt at south elevation. Granted subject to conditions 23.08.2007
- 07/01469/DC - Formation of new windows and blocking up of door at crypt level on south elevation. Granted subject to conditions 21.07.2007
- 06/02076/DC - Use of crypt as children's nursery. Lawful 03.01.2007
- 04/01921/DC - Internal and external alterations to church. Granted subject to conditions 29.11.2004
- 04/01920/DC - External alterations to church. Granted subject to conditions 28.10.2004
- 95/00481/DC - Installation of floodlights. Not development. 31.03.1995
- 93/00356/DC - Election of gate and fence. Granted 21.04.1993
- 88/02127/DC - Stone cleaning and repointing of church. Granted subject to conditions 09.09.1988

## POLICIES

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan consists of The Glasgow and The Clyde Valley Joint Structure Plan and the Glasgow City Plan 2 which was adopted in December 2009. There are not considered to be any relevant policies in the Structure Plan. The site lies within a Residential Policy Principle Area in the Glasgow City Plan 2. The following City Plan 2 policies are considered relevant:

### **DEV 2 – Residential and Supporting uses**

### **IB 8 – Telecommunications**

### **DES 3 - Protecting and Enhancing the City's Historic Environment and corresponding Development Guide DG/DES 3 - Design Guidance for Listed Buildings and Properties in Conservation Areas**

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty of care on the Planning Authority to have regard to the impact on the Listed Building, its setting, and any features of special architectural or historic interest it may possess. The adopted City Plan 2 includes policies to secure this, most notably DES 3 and DG/DES 3.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty of care on the Planning Authority to have regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas in the exercise of its responsibilities under planning legislation. The adopted City Plan 2 includes policies to secure this most notably DES 3 and DG/DES 3.

Other relevant government policy and guidance, which are material considerations:

### **PAN 62: Telecommunications Scottish Planning Policy (SPP)**

**SPECIFIED MATTERS**

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

**A. Summary of the main issues raised where the following were submitted or carried out****i. An Environmental Statement**

Not applicable to this application.

**ii. An Appropriate Assessment under the Conservation (Natural Habitats etc.) Regulations 1994**

Not applicable to this application.

**iii. A Design Statement or a Design and Access Statement**

Not applicable to this application.

**iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk flooding)**

Not applicable to this application.

**B. Summary of the terms of any Section 75 Planning agreement**

Not applicable to this application

**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 to this application

**ii. 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable to this application.

**2. Restricting the grant of planning permission**

Not applicable to this application.

**iii. 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers.**

Not applicable to this application.

**2. Requiring the Council not to grant planning permission with satisfying Scottish Ministers that the Council has considered the condition.**

Not applicable to this application.

## ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. Section 59 (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty of care on the Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The principal planning issues to be addressed with respect to this application are considered to be:

- a) whether the proposal accords with the Development Plan;
- b) whether the proposals are acceptable having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in respect of its impact on the Category 'B' Listed Building, its setting, and any features of special architectural or historic interest it may possess.
- c) whether the proposal is appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 with respect to the development and its impact on the character and appearance of the Glasgow West Conservation Area.
- d) whether any other material considerations, such as consultations or representations, have been satisfactorily addressed in the assessment of this proposal.

### (a) Development Plan

The Development Plan consists of the Glasgow and the Clyde Valley Joint Structure Plan and the Glasgow City Plan 2. As indicated above, there are no policies of relevance to the application proposal in the Glasgow and The Clyde Valley Joint Structure Plan.

### DEV 2 – RESIDENTIAL AND SUPPORTING USES

Development Policy Principle DEV 2 of Glasgow City Plan 2 - 'Residential and Supporting Uses' is applicable. Within areas designated 'Residential' the Council will seek to preserve and enhance visual amenity and will not approve developments which are considered to be detrimental to residential areas. Policy DEV 2, in itself, does not preclude telecommunications development from residential areas. The proposal will improve the network of telecommunications within the locality and is compatible with the range of uses within this residential area. The proposal is therefore consistent with this development policy principle.

### IB 8 – TELECOMMUNICATIONS

Policy IB8 'Telecommunications' of City Plan 2 includes guidance on the location of such development. Council policy dictates that such planning applications will be determined on the basis of their impact on visual amenity. The policy also encourages sharing of masts or sites and also seeks information from the operator as to why the site has been chosen.

Masts should preferably be located within the following areas, where visual amenity considerations are less significant:-

Transport Infrastructure;  
Industry & Business;  
Other Retail and Commercial; and  
Mixed Development.

The area where the mast is proposed is residential. The applicant has undertaken a search for alternative sites. These have been discounted for various reasons. The applicant has advised that the proposed base station is required to provide 3G coverage for Vodafone's network to an area around this predominantly residential area in Hyndland, where at present the coverage levels are deficient.

## APPARATUS ON EXISTING BUILDINGS OR STRUCTURES

Policy IB 8 of the City Plan 2 contains guidance on the siting of apparatus on existing buildings. Generally, the siting of apparatus on existing buildings is preferable to the erection of free-standing masts. Policy IB 8 does state that ideally apparatus should be located on fake features such as flagpoles.

However, the policy also states that permission is unlikely to be granted where a badly designed proliferation of apparatus on a rooftop detracts from the visual amenity of the building or surrounding area. In addition, this building is listed and is situated within a Conservation Area and as such there are other criteria to consider. Namely, the apparatus should not prove detrimental to the character or setting of a listed building or the visual amenity of a conservation area. Specifically:

## LISTED BUILDINGS AND CONSERVATION AREAS

Telecommunications apparatus on a listed building or in a conservation area will only be considered acceptable where it would not prove detrimental to the character or setting of a listed building or the visual amenity of a conservation area.

- On listed buildings, apparatus should be located in a manner which fully respects the architectural detailing of the properties and should preferably be disguised or concealed from public view.
- When antennas are proposed for a rooftop, where there is no possibility of their being concealed from view, they should be disguised within fake flagpoles or other building features.
- Rooftop apparatus should not be seen against, and detract from, historic and architecturally renowned skylines.

In respect of the above, it is considered that the flagpole does not respect the architectural detailing of the property. Flagpoles are generally associated with civic and public buildings. In Scotland, it is unusual, although not unprecedented, for an ecclesiastical building to have a flagpole. The agent has submitted a supporting statement in relation to the erection of a replica flagpole. One example shows a replica flagpole in Scotland on an ecclesiastical building in Edinburgh, the remainder of the examples are in England where flagpoles on ecclesiastical buildings and are more traditional features.

One example of a flagpole in Glasgow is cited in the supporting statement. This is an actual flagpole (not replica) on an ecclesiastical building. Further, the actual flagpole is of slender diameter, unlike the replica flagpole which does not replicate the traditional proportions of a flagpole. In this particular instance it is considered that the flagpole would appear anomalous and obtrusive and therefore detract from the skyline, as well as the Category B listed building and the Glasgow West Conservation Area.

By its height and diameter and location, the flagpole would have an adverse impact upon the listed building and consequently on the character and appearance of the Conservation Area.

Discussions were held with the agent after the submission of the application in an attempt to resolve concerns. The agent was encouraged to investigate other options but has chosen to further justify the original design.

## **DES 3 - Protecting and Enhancing the City's Historic Environment** and corresponding Development Guide **DG/DES 3 - Design Guidance for Listed Buildings and Properties in Conservation Areas**

## TELECOMMUNICATIONS

The location of telecommunications apparatus should not be detrimental to the character or setting of a Listed Building or to the visual amenity of a Conservation Area.

- On Listed Buildings, apparatus should be located in a manner which fully respects the architectural detailing of the properties and should preferably be disguised or concealed from public view.

- When antennas are proposed for a rooftop, where there is no possibility of their being concealed from view, they should be disguised within fake 'flagpoles' or other building features.
- Planning permission is unlikely to be granted if rooftop apparatus would be seen against, and detract from, historic and architecturally renowned skylines.

These matters have been discussed above.

#### **In respect of (b) above**

As discussed in relation to (a) above, the proposed development is not considered acceptable having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in respect of its impact on the Category 'B' Listed Building, its setting, and any inherent features of special architectural or historic interest.

#### **In respect of (c) above**

As discussed in relation to (a) above, the proposed development is not considered acceptable having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 with respect to the development and its impact on the character and appearance of the Glasgow West Conservation Area.

#### **(d) Other Material Considerations**

Scottish Planning Policy sets out the Scottish Government's planning policy for radio telecommunications and provides guidance to Planning Authorities on how to determine planning applications.

#### **Scottish Planning Policy & PAN 62 – RADIO TELECOMMUNICATIONS**

The SPP states that advanced, high quality electronic communications infrastructure is an essential component of economic growth across Scotland. It also has a role in reducing the need to travel, particularly the need for commuting and other business travel by enabling alternative working patterns, therefore contributing to reduce emissions. Electronic communications legislation and regulation is a matter reserved to the UK Government but the physical development of networks, particularly the siting and design of equipment, is a matter for the planning system in Scotland. Planning authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in an area. The Government's objective is to ensure that everyone can enjoy the same degree of access to high quality electronic communication opportunities. This should be achieved in a way that keeps the environmental impact of communications infrastructure to a minimum.

Equipment should be designed and positioned as sensitively as possible, though technical requirements and constraints may limit the possibilities. Planning authorities should take the cumulative visual effects of equipment into account when assessing new proposals.

Planning authorities should not question whether the service to be provided is needed nor seek to prevent competition between operators, but must determine applications on planning grounds.

For information only, in response to the report in 2000 by the Independent Expert Group on Mobile Phones (The Stewart Report) a number of precautionary measures relating to mobile phone masts were put in place outwith the planning process. These measures include the auditing of mobile phone mast emissions and the creation of a publicly accessible database of base stations and their principal characteristics. Ofcom carries out these duties on behalf of the UK Government. UK mobile network operators have also agreed to provide information on radiofrequency emissions from mobile phone masts located near to sites such as schools, nurseries and hospitals if requested to do so.

The SPP states that the planning system should not be used to secure objectives that are more properly achieved under other legislation. Emissions of radiofrequency radiation are controlled and regulated under other legislation and it is therefore not necessary for planning authorities to treat radiofrequency radiation as a material consideration. To demonstrate to planning authorities that the known health effects have been properly addressed, applications for planning permission involving antennas to be employed in an electronic communications network should be accompanied by a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation.

An ICNIRP certificate has been submitted with the application, which satisfies the health criteria, this therefore is not a material consideration.

### Letters of Representation

Three hundred and seventy one letters of representation have been received, of which 364 were objections and 7 were letters of support. The point(s) of objection can be summarised, with appropriate comment, as follows:

- The proposal is contrary to policy DES3 – Protecting and Enhancing the City's Historic Environment of City Plan 2 guidance in the Memorandum of Guidance and Policy IB8 – Telecommunications, as it would be detrimental to the listed building's character and that of the surrounding Conservation Area and would have a detrimental impact upon the skyline;

**Comment:** the proposal has been assessed against Policies DES3 and IB8 and has been found to be contrary to the policy contained therein as specified earlier in the report. The Memorandum of Guidance, a Historic Scotland document was withdrawn in 2009 and is no longer of relevance. It was replaced by the Scottish Historic Environment Policy (SHEP) which is less prescriptive in terms of its policy and does not offer advice specific to this proposal.

- The flagpole will destroy the area's biodiversity, habitats and species, specifically bats, by means of electro magnetic pollution and will therefore be contrary to Policy ENV 6: Biodiversity of City Plan 2;

**Comment:** The Bat Conservation Trust was contacted by Mono Consultants in September 2010 which states that masts will not interfere with bat's ability to echolocate.

- Radiation from antennas will have an adverse impact upon the health of local residents and the cumulative impact of this development combined with existing telecommunications equipment contributes to heightened health concerns

**Comment:** The SPP sets out the Planning Authority's role in considering health issues. To demonstrate to planning authorities that the known health effects have been properly addressed, applications for planning permission involving antennas must be accompanied by a declaration that the equipment and installation be designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation. This is considered sufficient by Government to satisfy the precautionary principle referred to above. An ICNIRP declaration was submitted with the application and in accordance with the above, any health concerns are therefore not considered material.

- The cumulative impact of this development combined with existing telecommunications equipment contributes to visual clutter

**Comment:** Whilst it is considered that the flagpole appears anomalous and obtrusive on the building itself, it is not deemed that its impact combined with other equipment across the City is adverse.

- Flagpoles have no place in Scottish ecclesiastical architecture and this flagpole would therefore be out of character

**Comment:** Flagpoles are rare on ecclesiastical buildings in Glasgow, although not unprecedented. As noted elsewhere, it is considered that the flagpole is out of character with the listed church building.



- The materials, form and scale of the replica flagpole are inappropriate

**Comment:** The diameter of the replica flagpole is out of proportion with its height. The materials are not inappropriate for a flagpole. The scale of the flagpole on the building results in it being a dominant feature.

- There is already a high concentration of masts in the area and there is no demonstrable need for the antennas

**Comment:** SPP states that planning authorities should not question whether the service to be provided is needed nor seek to prevent competition between operators, but must determine applications on planning grounds. For information only, the applicant has advised that the proposed antennas are required to provide 3G coverage for Vodafone's network to an area around this predominantly residential area in Hyndland, where at present the coverage levels are deficient.

- Other options do not appear to have been fully explored

**Comment:** The applicant has submitted a list which shows the site selection process. In this, 4 specific sites have been identified and discounted, as well as several residential streets.

- If the proposal is approved, people will move out of the area leading to a deterioration of community and an adverse impact upon the local economy

**Comment:** This statement is speculative and any impact upon the sense of community and local economy would be difficult to prove. The impact of a telecommunications base station per se on the community and economy would be indirect, and any decision to leave the area would be a matter of choice for the individual. It is unclear whether this statement is an objection in terms of the visual or the actual equipment. As discussed, the visual impact is deemed unacceptable; however the need for telecommunications equipment has been established in legislation and specifically in relation to the geographical locale.

- The mast would cause property prices in the area to fall

**Comment:** The impact upon property prices is not a material planning consideration.

- The design results in a precarious structure and could pose a danger to passers-by

**Comment:** The Planning Authority does not assess the structural merits of applications and therefore is unable to comment on the accuracy of this statement. The structural suitability of the structure will be assessed by Building Control.

- The mast is inappropriate to a residential area

**Comment:** In the Glasgow City Plan 2 the land use policy principle DEV 2 - 'Residential and Supporting Uses' is applicable. Policy DEV 2, in itself, does not preclude telecommunications development from residential areas. The proposal will improve the network of telecommunications within the locality and is compatible with the range of uses within this residential area. The proposal is therefore consistent with this development policy principle.

- The inclusion of telecommunications equipment in a place of worship is inappropriate

**Comment:** Planning decisions are impartial to religious matters and hence this is not a material planning consideration.

- It will spoil private views from properties

**Comment:** Views from properties are not a material planning consideration.

- The information provided is inadequate to determine the application

**Comment:** Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, sufficient information was submitted in order to determine the applications.

Seven (7) letters of support have also been received from local residents. The grounds of the support are summarised below:-

- The mast will improve network coverage and strength

**Comment:** Information submitted with the application demonstrates that the mast would improve network coverage and strength in the locale where it has been found to be poor.

- The money received by the church from Vodafone will allow the church to upgrade the listed building

**Comment:** This is not a material planning consideration

- The flagpole is a good design solution which is aesthetically pleasing and unobtrusive

**Comment:** For reasons set out above, the replica flagpole is not deemed to be a good design solution in this instance.

- The mast is in compliance with internationally recognised guidelines and there is no recognised danger to health from such structures

**Comment:** Research on the impacts to health from telecommunications equipment has not been exhausted. However, the Government has issued guidance for Planning Authorities in SPP and the proposal is in accordance with this.

- Such structures are required to support the economy and for the advancement of technology.

**Comment:** The Government has recognised the importance of telecommunications equipment in to the economy and the importance of such structures in advancing technology and its use in the SPP document. The general need for telecommunications equipment is not disputed.

## CONCLUSION

The proposed development does not comply with Policies DES3 and IB8 of City Plan 2. It is considered that it will appear an anomalous and obtrusive feature on the listed church, to the detriment of its character, and would adversely affect the character of the Conservation Area. Appropriate weighting has been given to the material considerations, namely the content of the letters of objection and support. In this instance, the content of the letters of support is not considered to outweigh the proposal's variance from the Development Plan or the adverse effect on the listed building and Conservation Area. Accordingly, it is considered that the proposal is unacceptable and it is recommended that planning permission and listed building consent be refused for the undernoted reasons.

## REASONS FOR REFUSAL

01. The proposed alterations as shown in drawing numbers 100, 200, 300 and 400, are contrary to Scottish Planning Policy, PAN 62 (Radio Telecommunications), Policy IB 8 (Telecommunications), DES3 (Conservation Areas) and corresponding Design Guide DG/DES 3 of City Plan 2 (adopted 2009) as specified below. There are no material considerations that would justify a departure from national policy and guidance or the development plan.
02. By reason of its location, design, height and diameter, the proposed replica flagpole will be over dominant and would be a conspicuous and anomalous feature on the Category 'B' listed church building and within the Conservation Area. It would therefore significantly detract from visual amenity and the character of the listed building and the surrounding Conservation Area.
03. The proposed new replica flagpole is not located in a sufficiently inconspicuous site and the application has not been accompanied by satisfactorily detailed evidence to justify why an alternative building cannot be used.

for Executive Director of Development and Regeneration Services

DC/ KBR/L  
24/05/2011

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**Glasgow City Council**  
 Development and Regeneration  
 Development Management  
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 Glasgow G1 1 QU  
 Executive Director: Gerry Gormal

Reference No. **11/00356/DC**  
 Address: **St Brides Church 69 Hyndland Road**

Scale: 1:1250

Indicative Site Location

Ward: **11**



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Location of Site  
(For details, refer to Report)