



## PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr B Greenock Phone: 0141 287 6028

**APPLICATION TYPE** Full Planning Permission  
**RECOMMENDATION** Grant Subject to Condition(s) and S69

<b>APPLICATION</b>	06/01544/DC	<b>DATE VALID</b>	26.09.2006
<b>SITE ADDRESS</b>	39 Brown Street Glasgow G2 8PE		
<b>PROPOSAL</b>	Erection of residential development including ground floor retail/commercial unit.		
<b>APPLICANT</b>	Crest Link Ltd 47 Broad Street Glasgow G40 2QW	<b>AGENT</b>	The Kerr Practice Park Lane House 47 Broad Street Glasgow G40 2QW
<b>WARD NO(S)</b>	17, Anderston	<b>COMMUNITY COUNCIL LISTED</b>	02_031, Anderston
<b>CONSERVATION AREA</b>			
<b>ADVERT TYPE</b>	Bad Neighbour Development	<b>PUBLISHED</b>	4 October 2006
<b>CITY PLAN</b>	Principal Office Area		

### REPRESENTATIONS/ CONSULTATIONS

Land Services (Roads)	- conditional approval.
Environmental Protection Services	- conditional approval.
West of Scotland Archaeology Service	- no objection
Scottish Water	- no comments received
Scottish Power	- no comments received
Neighbour notification/publicity	- no letters of representation were received

The application was advertised under the General Development Procedure Order Regulations in the Evening Times on 6 October 2006.

## SITE AND DESCRIPTION

### THE SITE

Full planning permission is sought for the erection of an 8 storey mixed residential/commercial development of 20 flats and a ground floor commercial retail unit on a small Brownfield site situated at the corner of Brown Street and Crimea Street in the City's Broomielaw area. Full Planning Permission, subject to S69 Agreement covering a financial contribution under Policy RES 3 was previously granted in 2005 for a mixed development of 13 flats and a ground floor retail unit; reference: 04/02174/DC; to date this legal agreement has not been completed. The current application is a revised proposal by the same applicant, Crest Link Ltd, which will also be subject to a financial payment under City Plan Policy RES 3.

The application site, situated midway between Argyle Street and the River Clyde was formerly occupied by a small health club and has lain derelict for a number of years following the building's demolition. The subjects are bounded to the north by the MOD's Glasgow HQ (Kentigern House) to the south by low grade industrial/warehouse premises to the east by large vacant listed warehouse premises; (circa 1854 Category B) and to the west by offices. Atlantic apartments, a small infill residential development constructed in the early eighties, is situated a short distance away.

The site occupies the prominent north east corner of a larger street block bounded by Brown Street, Crimea Street, Carrick Street and Broomielaw. Prior to the areas comprehensive redevelopment in the 60's and 70's both Carrick Street and McAlpine Street connected through to Argyle Street, reflecting Broomielaw's historic linear street block pattern. Crimea Street operates as a valuable east/west link between McAlpine Street and Brown Street, one of only two established routes that breaks up the rigid street block pattern referred to above. The application site is highly visible from Argyle Street, a major transport route in and out of the City Centre with Brown Street forming an established view corridor and route way to the River Clyde.

At present the larger block is undergoing incremental redevelopment, consistent with the area's Principal Office Area designation in the City Plan and supported by Broomielaw's inclusion as part of the City Centre's established International Financial Services District. The block's River frontage is already occupied by '200 Broomielaw' a flagship office development situated adjacent to the headquarters of Scottish Enterprise. The remainder of the street block continues to be the subject of speculative developer interest although its fragmented ownership may constrain short to medium term development proposals.

### THE PROPOSAL

The proposed development occupies the entire available site and is intended to anchor the corner of Brown Street and Crimea Street, without constraining the opportunities for redevelopment of the remaining street block as and when the opportunity arises. Established buildings lines are generally respected although the building wall at the junction of Crimea Street and Brown Street over levels 1-6 is formed in natural stone and expressed architecturally in a cantilever form in an attempt to provide a degree of distinctiveness to the wider street block while giving added interest to the view corridor south down Brown Street. At a local level it reinforces the street corner and the filtered views afforded from Argyle Street.

The building is massed to reflect its immediate environs which are dominated by the Ministry of Defence Building and the large storage warehouse formed between James Watt Street and Brown Street. The design statement lodged in support of the proposal describes the streetscape of the immediately adjacent plots 'as offering little relevant context for the proposals, moreover the main generating design driver is the vista from Argyle Street. The stepped back profile of the MOD building presents the site with a unique opportunity to mark this 'corner site'.

The building from is contemporary in its overall appearance with some traditional contextual references. The principal facades and the corner element are formed largely in natural stone and brick in an attempt to harmonise with the adjacent listed warehouses and older industrial premises while giving the development its own identity. The remaining gable elevations are constructed in a rendered finish. The building is 'capped' by two larger flats finished in glass and verdigris copper cladding and set back behind a rooftop terrace at the junction of Brown Street and Crimea Street. The building's commercial/retail base is largely formed in glass, with specific conditions attached covering shop front design and signage.

The building's largely rectilinear plan-form incorporates an active ground floor commercial/retail unit, for uses within Class 1, 2 or 3 of the Use Class Order and provides three flats per floor on levels 1-6, with level 7 forming two larger apartments. A small light-well is formed at the rear to achieve necessary daylight and amenity requirements. Lift and stair access is provided to all flats via a corridor and lobby area accessible from Brown Street. Separate access to the commercial/retail is provided from Crimea Street. The flatted accommodation takes the form of 12 x 1 bedroom and 6 x 2 bedroom flats over levels 1-6 based on three internal layouts 12 with dual aspect and 6 with single aspect; the two larger apartments on level 7 both have dual aspect, (see schedule of accommodation below). No off-street car parking is provided making the development effectively 'car free' with residents ineligible to apply for an on-street car parking permit. An advisory note this effect has been attached. A small communal refuse store is located at ground floor level, accessed via a separate corridor and collected directly from Crimea Street.

**Figure 1: Schedule of Accommodation**

Flat Type 1	No of Bedrooms	Quantity	Area (sq metres)
1	1	6	50.3
2	1	6	44.6
3	2	6	74.3
4	2	1	86.3
5	2	1	66.9
<b>TOTAL</b>		20	
<b>Commercial/Retail Unit</b>			112.5sqm

## POLICIES

The Glasgow and the Clyde Valley Joint Structure Plan 2000: Strategic Policy 1 states that priority should be given to investment in identified 'Metropolitan Flagship Initiatives' and 'Urban Renewal Areas'. Joint Policy Commitment 1 identifies the Clyde Waterfront as one of three proposed 'Flagship Initiatives' of national importance. The North Clyde Area (which includes Broomielaw and the application site) is identified in Schedule 1(b) as a priority urban renewal area within the wider Clyde Waterfront Initiative. Glasgow City Centre is also identified as a Town Centre Renewal Priority under Schedule 1(a). Paragraph 7.32 of the Structure Plan notes a series of aims for the Initiative area, including the encouragement of mixed use development incorporating housing to 'reclaim the waterfront' for local communities.

In the Glasgow City Plan Part 1, the rejuvenation of the River Corridor is one of the City Plan's strategic aims designed to bring about substantial change in the nature and perception of the river and to identify new functions for the river and its banks that will result in widespread sustainable regeneration and allow it to regain its place at the heart of the City, based on a strategy that involves reconnection of the City with the River through improved infrastructure, transport and design.

In the Glasgow City Plan Part Two, the Development Policy Principles and Policies considered relevant to the determination of the application include:

- DEV 6 Principal Office Area (City Centre)
- CC/DEV 1 Development Guidelines for the City Centre
- CC/DES 1 New Development in the City Centre
- CC/DES 2 Identity Areas
- CC/DES 4 Urban Scale, Height and High Rise Development
- CC/RES 1 Residential Development and Amenity
- CC/RES 2 Residential Development and Design
- CC/TRANS 3 City Centre Residential Parking
- RES 3 Residential Greenspace Standards.

## ASSESSMENT AND CONCLUSIONS

Section 25 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 Development Plan comprises the adopted Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Glasgow City Plan 2003.

The principal planning issues to be considered in this application are considered to be:

1. whether the proposals are appropriate in land use planning terms having regard to the provisions of the Development Plan;
2. whether the proposals are appropriate in terms of townscape, design, layout, access, servicing and materials; and
3. whether all other material considerations have been suitably addressed.

### In respect of 1:

It is considered that the proposal accords with the Development Plan in land use planning terms (see Policies above). The Structure Plan encourages the proposed use, as does the City Plan viewed in the context of regeneration of the River Corridor. The site is within an area covered by a 'Principal Office Area' designation in the City Plan. **Development Policy Principle DEV 6** states that the Council will continue to promote the Principal Office Area as the preferred location for high density business class developments involving office floorspace. This is currently being done through the International Financial Services District which is designed to promote the area for office uses through a partnership involving the City Council, Scottish Enterprise and the private sector. The policy allows uses that complement the office function and housing is not excluded.

### In respect of 2:

**Policy CC/DEV 1: 'Development Guidelines for the City Centre'** explains that the City Centre is the historical, cultural, commercial and business heart of Glasgow and the Clyde Valley metropolitan area, containing a complex and interactive range of uses. The Council wishes to retain these functions and will support and encourage development that sustains the City Centre as the regional capital and enhances its economic, social and cultural validity. The application site is located towards the western end of the Broomielaw which, despite the aims of the Council, is still characterised by vacant sites and uses inappropriate to these long-term aims.

At present the area lacks the urban form, in terms of densification, vitality, legibility, architectural richness and mixed use characteristics one would expect to see at such a high profile inner city location. However, Broomielaw's urban context, provided by its street block formation, its location close to the adjacent waterfront and the transport corridors of Argyle Street and Clyde Street, provides a valuable framework for sustainable regeneration of these corridors based on mixed use development. Planning consent has been granted for housing use on nearby sites and it is considered that the proposed use will complement the business uses providing it meets the terms of the other policies.

**Policy CC/DES 1: 'New Development in the City Centre'** requires new development to respect urban scale and townscape by considering street layout, street containment, topography, plot widths, materials and adjoining buildings. Proposals should be accompanied by sufficient information to permit a satisfactory design assessment.

A design statement was submitted in support of the application and while limited nevertheless demonstrates that the proposal acknowledges normal townscape requirements by observing established building lines, massing opportunities, street containment and materials. The height and massing of the proposed development reflects the areas historic townscape and the opportunities afforded by the site's high profile location, rather than the adjoining low grade industrial buildings. The selective use of a restrained cantilever (1.25m) on the principal elevations to Brown Street and Crimea Street is deemed acceptable in this instance, having regard to issues of protecting established building lines. Its size and natural stone form will serve to reinforce the corner element of the wider street block, enhancing both the architectural form and the view corridor of Brown Street and Argyle Street while allowing the creation of rooftop terrace. It is considered that the proposed high quality palette of natural materials will compliment and enhance the setting of important listed buildings, bringing much needed urban form and investment to the western side of Broomielaw.

**Policy CC/DES 2: 'Identity Areas'** identifies the application site within the Broomielaw identity area, which is characterised by a series of long parallel streets running from Argyle Street to the Clyde and originally comprised a dense development of grand warehouses and commercial properties. The policy advocates that the existing urban characteristics such as street pattern, consistent building line and diversity of building type should be maintained. It also states that every effort should be made to retain and re-use the existing listed warehouses and retained facades and that local public open space should be introduced into the area.

The application site is vacant and surrounded by low grade industrial premises of varying ages. The development in terms of its massing, architectural style and material finish has been designed in an attempt to create a strong building at the corner of Brown Street and Crimea Street which exploits the established vista and route way between Argyle Street and the River Clyde and set a marker for the form of future redevelopment. The introduction of housing incorporating active ground floor uses will encourage pedestrian movement and linkages between Argyle Street and the River and east/west along Crimea Street, in line with the general strategy for the area.

**Policy CC/DES 4: 'Urban Scale, Height and High Rise Development'** states that in assessing the appropriateness of the urban scale and height of any development, the particular context of the site should be assessed. In carrying out such an assessment, account should be taken of building scale, form and grain within the City Centre and immediate hinterland. As mentioned above, the western side of Broomielaw is characterised by a disparate range of buildings and vacant sites. In addition, planning consents have been granted for 10/11-storey commercial blocks facing the Clyde and housing blocks of 13/14-storeys on adjacent street blocks. In comparison, the proposed development at 8 storeys is in keeping with this scale of development and should complement the rapid regeneration of the area.

**Policy CC/RES 1: 'Residential Development and Amenity'** recognises that there is a strong residential presence in the City Centre with long-established residential communities, establishing residential areas and a trend to introduce housing through conversion and isolated opportunities for new-build development. Residential development in the latter category will be varied and the policy emphasises that developers and occupiers must appreciate these circumstances when either developing such schemes or purchasing properties in them. The application site is located in a commercial area which permits complementary housing development. Unlike other significantly larger schemes outwith residential areas in the City Centre, the proposed development with 20 units will complement and consolidate smaller established residential developments such as Atlantic Apartments situated close-by.

**Policy CC/RES 2: 'Residential Development and Design'** includes a number of criteria for the assessment of new housing developments. These include issues relating to design, layout, amenity and maintenance. New-build should take into account the general townscape. The proposed development satisfies these design criteria. There are no window-to-window distance failures, no overlooking or privacy problems and the majority of flats have dual aspect achieving satisfactory day lighting levels. The proposed flats are mainly two bedroom apartments ranging in size from 44.6 square metres to 86.3 square metres and are aimed at the establishing market for inner-city living. The flats have a dedicated access off Brown Street which leads to stair and lifts to all floors. Satisfactory communal and commercial services are provided between the respective uses with the ground floor retail/commercial unit providing an effective buffer between the street and first floor residential accommodation. Care will also be taken to ensure that no noise is transferred between ground and first floor. The proposed development will be car free with prospective residents ineligible to apply for a resident's on street parking permit.

**Policy CC/RES 3: 'Residential Green Space Standards'.** No amenity space is provided as part of the development given the size of the site and opportunities to enhance the townscape character of the surrounding area. As such the proposal does not fully accord with RES 3 green space requirements. In terms of recreational greenspace, RES 3 sets out that the applicant can either provide the shortfall on another site owned by them or provide a financial contribution to provide or enhance an existing greenspace owned by the Council. In this instance, the financial contribution for the shortfall will amount to £20,800. This contribution would have to be subject to a legal agreement under Section 69 of the Local Government (Scotland) Act 1973 which the applicant has agreed to enter into.

**Policy CC/TRANS 3: 'City Centre Residential Parking'.** The introduction of car parking in this instance is not feasible and would prejudice the design and integrity of the development. In this instance the absence of any car parking is consistent with the guidance under CC/TRANS 3.

In respect of 3:

Government guidelines, consultation responses and letters of representation are material considerations which have been given the appropriate weight in determining this application.

**Land Services** raised no objection subject to conditions/advisory notes covering the impact of the buildings cantilever (levels 1-6) on the lighting levels on adjacent footways, the reinstatement of the redundant access, the relocation of an existing control box, servicing to be subject to the existing waiting and loading restrictions and to any future amendments, the reinstatement of time plates and the maintenance of adequate levels of street lighting.

Response: suitable conditions and/or advisory notes covering these matters have been attached.

**Environmental Protection Services** raised no objections subject to conditions covering the method and disposal of cooking odours/fumes with associated advisory notes covering installation and maintenance, air quality, noise levels from or associated with the development, installation of mechanical ventilation, minimising structure borne noise or vibration, refuse storage facilities, ground contamination and the potential impact of noise from road traffic.

Response: The appropriate conditions and advisory notes have been attached.

**West of Scotland Archaeology Service** raised no objection as there are no known archaeological issues raised by the proposed development.

**Scottish Water** provided no formal responses.

**Scottish Power** provided no formal responses.

Neighbour notification/publicity generated no letters of representation/objection.

## CONCLUSION

The proposal accords with the aims and policies of Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Glasgow City Plan 2003 as they relate to the City Centre and the regeneration of Broomielaw and the Clyde Waterfront. At a local level, the development meets the key objectives for the Tradeston/Broomielaw 'Action Area', one of eight such 'areas of change' identified in the City Plan and in land used planning terms, the use of the site for housing is viewed as consistent with the area's 'Principle Office Area designation'. The proposed development will serve to enhance the area's urban environment, image and amenity and satisfies all other relevant urban design, residential, environment and transport policies of the City Plan.

On the basis of the above it is therefore recommended that Planning Consent be granted except where amended or supplemented by the following conditions and subject to completion of a satisfactory Agreement in terms of Section 69 of the Local Government (Scotland) Act.

## CONDITIONS AND REASONS

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

Location and Site Plan	AL.00 Rev A
Proposed Ground Floor Plan	SK.01 Rev B
Proposed Plans Levels 1-6	SK.02 Rev A
Proposed Plans Level 7	SK.03 Rev A
Elevations as Proposed	SK.04 Rev A
West and South Elevation as Proposed	SK.05 Rev A
Section and Roof Plan as Proposed	SK.06 Rev A

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. Labelled samples of all external materials accompanied by a schedule and annotated 1:20 scale drawings showing the location of their proposed use shall be submitted and approved in writing by the Planning Authority prior to works commencing on site.

**Reason:** To enable the Planning Authority to consider this/these aspect(s) in detail.

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

03. All external colours shall be agreed in writing with the Planning Authority prior to the commencement of works.

**Reason:** To enable the Planning Authority to consider this/these aspect(s) in detail.

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

04. A shop front design guide showing integrated signage and shop front security measures shall be submitted to and approved by the Planning Authority prior to the commencement of works on site.

**Reason:** To enable the Planning Authority to consider this/these aspect(s) in detail.

05. No solid roller shutters or projecting roller shutter housings shall be included in the development.

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

06. Disposal of Cooking Odours/Fumes

- (a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a suitable duct carried up the rear wall and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, or cap or any other deflection at its termination point.
- (b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational prior to the start of the use hereby approved. The elements to be included are:
  - (i) Canopies - A suitable canopy (or canopies) shall be located above all cooking appliances.
  - (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.
  - (iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
  - (iv) Air Input - A suitable air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.
- (c) A maintenance and management scheme for the ventilation and filtration systems including all aspects referred to in (a) and (b) above shall be submitted to, and shall be approved in writing by, the Planning Authority prior to the commencement of the use hereby approved and shall thereafter be implemented as approved.
- (d) Mechanical and electrical installations shall be suitably arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

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

07. Light from the use of the facility shall not give rise to:

- a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%.
- b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
- c) A "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

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

08. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve (NRC) 35 between the hours of 0700 hours and 2200 hours and Noise Rating Curve (NRC) 25 at all other times.

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

09. All mechanical ventilation and air conditioning plant shall be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.

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



10. To minimise structure borne noise or vibration, lifts and/or hoists, including doors, guide rails and ancillary plant and machinery shall be suitably isolated from the structure of the building.

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

11. Suitable provision shall be made for refuse storage facilities including provision of appropriate refuse bins. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

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

12. No construction work shall take place on site until a series of tests for ground contamination have been carried out in accordance with a method approved by the Planning Authority and the recommendations published by the Department of the Environment. No construction work shall be started until remedial work considered necessary by the Planning Authority as a result of these tests has been carried out and the ground has been made safe.

**Reason:** To ensure the ground is suitable for residential development.

13. A suitable scheme requires to be provided which demonstrates to the Planning Authority that noise from or associated with the ground floor commercial retail uses will not cause noise nuisance to the proposed residential dwellings above. The scheme shall be submitted for the written approval of the Planning Authority prior to the commencement of works.

**Reason:** In order to consider the issue of potential noise penetration in detail before the use commences.

14. The dwellings shall be designed and constructed so that noise from road traffic does not give rise to an internal L10 (18 hour) level of more than 40dB(A) (windows closed).

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

15. All redundant accesses shall be reinstated to footway and the footways are to be resurfaced to the satisfaction of Land Services.

**Reason:** In the interests of pedestrian safety.

16. The existing power control box in Brown Street shall to be relocated to the rear of the footway to the satisfaction of Land Services.

**Reason:** In the interests of pedestrian safety.

17. All door threshold levels shall be compatible with the existing footway levels and footway gradients and crossfalls are to remain unaltered.

**Reason:** In the interests of pedestrian safety.

18. The applicant shall demonstrate through the submission of a detailed lighting scheme, that the proposed cantilever will not lead to unacceptable lighting levels on the footways. This shall be submitted for the written approval of the Planning Authority prior to the commencement of any works on site. Note: All street lighting shall be re-attached to the building's façade unless otherwise agreed in writing with Land Services.

**Reason:** In the interest of traffic safety and to safeguard the amenity of the surrounding area.

**Reason:** In the interests of pedestrian safety.

19. Any displaced time plates shall be replaced on the building façade.

**Reason:** In the interest of traffic safety and to safeguard the amenity of the surrounding area.

20. Details of any temporary barricades proposed during the works involved shall be submitted to the Planning Authority for approval and before commencement of work on the barricades and shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

**Reason:** To enable the Planning Authority to consider this/these aspect(s) in detail.

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

21. The ground floor commercial premises shall be used for Class 1 (Retail); Class 2 (Financial and Professional Services) and Class 3 (Food and Drink) not for no other purpose of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

**Reason:** To enable the use to be adequately controlled and to remain compatible with the character of the surrounding area.

#### ADVISORY NOTES TO APPLICANT

01. As there is a potential for the residents of the proposed development to be exposed to levels of air pollutants that exceed air quality objectives as described in the Air Quality Strategy for England, Scotland, Wales and Northern Ireland due to the close proximity of Brown Street, it is recommended that an assessment of the residents likely exposure to air pollutants be carried out.
02. The applicant should arrange for the property street number to be displayed on the premises.
03. Planning permission will be required for any proposal to install gas risers, gas meter boxes or pipes on the front elevation of the property.
04. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
05. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
06. The applicant should consult with Land Services (Roads) at an early stage regarding the submission of an application for Construction Consent required by that Department.
07. It is recommended that the applicant should consult with Land Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.
08. It is recommended that the applicant should consult with Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development.
09. It is recommended that the applicant should consult with Environmental Protection Services (Environmental Health) concerning this proposal in respect of legislation administered by that Department which is likely to affect this development.
10. It is recommended that the applicant should consult with Strathclyde Fire Brigade concerning this proposal in respect of legislation administered by that body which is likely to affect this development.
11. It is recommended that the applicant should consult with the Coal Authority concerning this proposal because of the possibility of disused mine workings under the site.

12. The City Council has determined the application on the basis of the information relating to ground contamination/landfill gas available to it. The responsibility for the safe development and secure occupancy of the site rests with the applicant/developer.
13. The applicant is advised that the decision notice hereby attached should be accompanied by docketed plans.
14. The applicants are reminded of the following policies of Environmental Protection Services (Cleansing):  
  
REFUSE CONTAINMENT  
  
It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.  
  
WHEELED BIN REFUSE COLLECTION  
  
Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.
15. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.
16. The primary responsibility for safeguarding land or property against flooding remains with the owner. Approval of this application does not imply the absence of flood risk. Development at risk of flooding may face difficulties with the cost or availability of insurance and the applicant may wish to seek the views of insurers at an early stage.
17. 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.
18. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of construction. For further details, please contact the scheme directly. Considerate Constructors Scheme Telephone 01920 872 837; Fax 01920 872839; Email [Enquiries@considerateconstructorsscheme.org.uk](mailto:Enquiries@considerateconstructorsscheme.org.uk) Web: [www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)
19. Prior to the installation of the lighting system, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the proposed system will satisfy the requirements of the above condition.
20. Prior to commencement of use of the facility, the applicant should, following the testing of the lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person to the Planning Authority confirming that the system complies with its design specification.
21. Construction and/or demolition work associated with this development should conform to the terms laid down in BS5228, Parts 1 to 4, 1984/86, "Noise Control on Construction and Open Sites".
22. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.
23. This area of the City is covered by a Controlled Parking Zone (CPZ). Each prospective purchaser should be advised that future residents of this development will not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.

**ADVISORY NOTES TO COUNCIL**

01. The completion of a satisfactory Agreement in terms of Section 69 of the Local Government (Scotland) Act 1973 is a pre-requisite to the issue of planning permission by the Planning Authority. Please consult the Planning Authority regarding the detailed terms of the Agreement. (NOTS69)
02. This proposal requires that docketed plans should accompany the decision notice in the case of this application.

for Director of Development and Regeneration Services

DC/ BGR/k1  
27/03/2007

**PLEASE NOTE THE FOLLOWING:**

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