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Planning Division

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Your ref: DM/CP/6015/201201/scotrepsunit  
Our ref: P/PP/75/96/SL/81

4 September 2002

Dear Sir

**TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)  
(SCOTLAND) DIRECTION 1997  
PROPOSED RESIDENTIAL DEVELOPMENT OF 100 FLATS AND 6 MEWS DWELLINGS  
WITH ASSOCIATED CAR PARKING, LANDSCAPING ETC AT PARK CIRCUS  
LANE/PARK QUADRANT, GLASGOW**

1. This letter contains the Scottish Ministers' decision on the application for planning permission lodged by your clients, Stewart Milne Homes Ltd, with Glasgow City Council on 22 February 2000, for the erection of residential flatted development of 100 flats and 6 mews dwellings with associated car parking, landscaping etc at Park Circus Lane/Park Quadrant, Glasgow.
2. The application was notified to the Scottish Ministers on 24 August 2001. In terms of Section 46 of the Town and Country Planning (Scotland) Act 1997, the Scottish Ministers directed Glasgow City Council, on 24 September 2001 to refer the application to them for determination. This Direction was given in view of the proposal's possible implications for policies contained in the Strathclyde Structure Plan 1997 (HER7 and STRAT2), the Park Anderston Local Plan 1991 (UD4) and the National Planning Policy Guidelines on Land for Housing (NPPG3) and Planning and the Historic Environment (NPPG18).
3. The application was subsequently considered at a public local inquiry, held on 16, 17, 18, 19 and 23 April 2002, by Mr DGB Duncan RIBA ARIAS MRTPI FRSA. A copy of Mr Duncan's report of the inquiry is enclosed.
4. A list of those who appeared at the inquiry is detailed in Appendix 1 of the report. Chapter 1 of the report describes the application site, its surroundings, the proposed development, and the relevant national and development plan policies.

**Evidence at the Inquiry**

5. The evidence led at the inquiry, including third party and written submissions is summarised in Chapters 2 to 5 of the report. The Reporter's findings of fact are contained at Chapter 7 under that heading.

## Consideration by the Reporter

6. The Reporter's reasoning and recommendation that planning permission be refused are given in Chapter 8 of the report.

## The Scottish Ministers' Decision

7. The Scottish Ministers have carefully considered all the evidence presented at the inquiry, including the written representations, the Reporter's findings of fact and conclusions and his reasoning and recommendation thereon. They accept the Reporter's findings, agree with his reasoning and conclusions and adopt them for the purposes of their own decision, and accept the Reporter's recommendation that planning permission should not be granted.

8. Accordingly, the Scottish Ministers hereby refuse planning permission for the for the erection of residential flatted development of 100 flats and 6 mews dwellings with associated car parking, landscaping etc at Park Circus Lane/Park Quadrant, Glasgow (application no: 99/02516/DC).

9. The foregoing decision of the Scottish Ministers is final, subject to the right, conferred by Sections 237 and 239 of the Town and Country Planning (Scotland) Act 1997, of any person aggrieved by this decision to apply to the Court of Session within 6 weeks of the date hereof. On any such application the Court may quash the decision if satisfied that it is not within the powers of the Act, or that the applicant's interests have been substantially prejudiced by a failure to comply with any requirements of the Act, or of the Tribunals and Inquiries Act 1992, or any orders, regulations or rules made under these Acts.

10. Copies of this letter and of the public local inquiry report have been sent to Glasgow City Council and to all other parties who appeared at the public local inquiry.

11. The productions submitted to the inquiry are currently held in this office. If not collected, they will be disposed of after 3 months.

Yours faithfully



**J E SWANNEY**