



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr D Russell Phone: 0141 287 6034

Item 1(d)

14th June 2016

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

APPLICATION	16/00577/DC	DATE VALID	09.03.2016
SITE ADDRESS	Site At Park Circus Lane/ Park Quadrant Glasgow		
PROPOSAL	Erection of residential development with associated car parking and landscaping.		
APPLICANT	Expresso Property Limited Hawk Creative Business Park 1 Hawkhill Estate York YO61 3FE	AGENT	David Gardner Holmes Miller 89 Minerva Street Glasgow G3 8LE
WARD NO(S)	10, Anderston/City	COMMUNITY COUNCIL LISTED	02_030, Woodlands/Park
CONSERVATION AREA	Park		
ADVERT TYPE	Affecting a Conservation Area/Listed Building Bad Neighbour Development	PUBLISHED	18 March 2016
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

251 representations have been received to the proposal within the statutory timescale. These are divided into 81 letters of support and 170 letters of objection. A late objection was submitted by Cllr K Andrew which has not been considered.

The grounds of support are set out below;

1. Site is designated as residential
2. Good building design
3. High quality housing proposed
4. Development will create jobs
5. Development presents economic benefits and boost local businesses
6. Completion of Park Quadrant

The grounds of objection are set out as below;

1. Residential Density – proposal too dense
2. Poor building design - Scale and massing inappropriate, detail issues
3. Strain on local services – Impact on school places
4. Safety/Crime – Pedestrian safety will be compromised
5. Lack of consultation with community
6. Impact upon listed buildings/Park Conservation Area
7. Lack of Conservation Area Appraisal
8. Detrimental impact upon trees/Biodiversity
9. Detrimental impact of Sites of Special Landscape Importance
10. Site is greenfield
11. Site is brownfield
12. Transport/Parking problems
13. Re-surfacing of Park Circus Lane – Should be required as part of any consent
14. Air Quality – Detrimental impact
15. Drainage/Flooding issues
16. Proposal is overdevelopment
17. Site should remain undeveloped
18. Proposal contrary to Glasgow City Plan 2
19. Proposal is contrary to SHEP
20. Proposal is contrary to Scottish Planning Policy 2014
21. Proposal is contrary to the Glasgow and Clyde Valley Strategic Development Plan
22. Proposal is contrary to the Proposed City Development Plan
23. Trees have already been removed
24. Type of accommodation proposed is unaffordable
25. Will result in surplus housing
26. Alternative proposal should be considered
27. Demolition is unacceptable

Consultation responses from the planning process are outlined below.

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|--------------------------------------|---|---|
| Historic Environment Scotland | - | No objection. Proposals do not raise issues of national significance. Welcome the amendments to the design of the gable elevations and comment on the rear wall to Park Circus Lane. |
| Glasgow Urban Design Panel | - | <p>The scheme was presented to the panel in its early stages and again in January 2016 prior to submission, and the panel made the following comments;</p> <ul style="list-style-type: none"> • Potential for project to offer a highly sensitive enhancement of the area; • Design development of critical details (entrances, roof above parapet level) needs further refined; • Happy with how the distinctive asymmetrical dormers were being progressed. Feel that an appropriately subtle response to the surrounding areas roofscape can be achieved; • Would like to see more natural lighting of the car park; • Choice of pend location interrupts the rhythm of the façade however it is understandable given the background. |
| Land and Environmental Services | - | No objection, subject to conditions on noise, refuse and contaminated land. |
| Park and Woodlands Community Council | - | Objection. Echoes many of the grounds of objection above, namely; Contrary to City Plan 2 policy, contrary to Scottish |

Historic Environment Policy, Contrary to Scottish Planning Policy, Contrary to Glasgow and Clyde Valley Strategic Development Plan, lack of conservation area appraisal for Park, Reference to 'missing piece', proposed roof, bay windows, entrance porticos, overshadowing, balconies on rear elevation, transport/access, residential density, status as brownfield land, strain on education services, heritage statement submitted by the applicant.

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| SEPA | - | No objection. |
| Scottish Natural Heritage | - | No response. SNH advised that criteria outlined in their Service Level Statement for applications on which they should be consulted had not been met. |

The grounds of objection and consultation responses are considered under Material Considerations later in this report.

The application was published on the weekly list of planning applications on the 15th of March 2016 and advertised in both the Glasgow Evening Times and the Edinburgh Gazette on the 18th of March 2016.

SITE AND DESCRIPTION

The application site at Park Quadrant extents to around 0.6 hectares and constitutes an enclosed area of vacant, overgrown ground secured by metal railings, and an existing footpath adjacent to the gable of 9 & 10 Park Quadrant. The application boundary also takes in an area of Park Circus Lane, extending to the centre line, which runs the length of the site. The site is bounded by Park Quadrant to the north, Lynedoch Place to the east, the properties on the south side of Park Circus Lane and the tenement properties at 9/10 Park Quadrant to the west. The backcourts of the properties across the lane, at Park Circus and Park Circus Place, sit substantially above the level of Park Circus Lane.

The site lies within the Park (Outstanding) Conservation Area at the top of an open gradient, above and to the south of Woodlands Road. The site lies adjacent to the Woodlands Hill group of listed buildings and faces onto the rear elevations of the group of Category A listed buildings at Park Circus and Park Circus Place. In the foreground of the site lies a sloping, grassed area of open space, with the B listed terraces of Lynedoch Place, 1869, to the east. Park Terrace, 1855, and Park Quadrant, 1855-8, complete the outer ring of the group and these outwardly facing buildings, embellished in French renaissance style, protect the calmer Park Circus within, 1857-73.

Site History

The current layout of buildings on Woodlands Hill is based upon Charles Wilson's 1855 plan for completing the residential development of Woodlands Hill. At that time the development of the hill was already well underway, with Woodside Crescent, Woodside Terrace, Lynedoch Street, Lynedoch Crescent, Woodlands Terrace and Claremont Terrace all completed in the preceding 20 years. Following the decision of Glasgow University to relocate to Gilmorehill rather than Woodlands Hill, and with the plans of disparate owners left in disarray the Town Council took the opportunity to acquire a controlling interest in the site with the express purpose of developing the hill as a residential area (aimed at some of the city's wealthiest citizens), with the lower section leading to the River Kelvin to be laid out as a public park, now known as Kelvingrove Park.

Both the original Charles Wilson 1851 plan (based upon a much larger development extending north past Woodlands Road) and the 1855 feu layout indicate that the intention was to develop the full length of Park Quadrant. Whilst the 1851 plan illustrates Wilson's initial layout proposals, the 1855 feu plan focusses upon the plots that the Town Council and their development partners had the rights to develop at that time.

Construction duly started in 1855 with the first properties being built on Park Terrace (the properties with the best outlook to the south and west, and hence the most in demand). The western end of Park Quadrant, built as flats not townhouses, followed shortly after with work on the northern half of Park Circus commencing in 1857.

By the 1860's, the development of Woodlands Hill had slowed down significantly and the rapid growth of the city further west, coupled with the development of the Glasgow, Dumbarton and Helensburgh railway line, saw many of the city's wealthiest residents moving further and further west as the industrialization and population growth in the city continued apace.

By 1873, the south side of Park Circus had been completed and Lynedoch Place, not part of the 1855 feu plan, was also under construction. With little demand at that time from the city's wealthy residents for further properties on Woodlands Hill, the transfer the ownership of the remaining land at Park Quadrant to the owners of the neighbouring properties on Park Circus and Park Circus Place appears to have occurred prior to 1897. The land was then developed as landscaped private gardens for the enjoyment of residents and was used for that purpose, and latterly as a school playground for Park School in the 1960's and 1970's. In 1981, in part due to lack of maintenance and the poor condition of the ground (the vast majority of ownership interests at that time being businesses rather than residents), the local authority acquired the site under compulsory purchase powers with the express intention of facilitating residential development.

Proposal

The proposed development is for 98 residential flats with associated car parking and landscaping. The development takes the form of a single curving residential block, 6 storeys in height and divided into 11 cores, that follows the established building lines of Park Quadrant and has been demonstrated to match the height of Charles Wilson's original plans for the site. The cores have been set back within the plan to reflect the pattern established on the rear elevations of the existing Park Quadrant building of strong, masonry elements projecting out from the principal rear elevation.

The 98 flats are divided into the following accommodation;

03 x 1 bedroom flats
50 x 2 bedroom flats
45 x 3 bedroom flats

The above mix is spread across the various floors however it is worth noting that ground and first floors are comprised of 21 duplex apartments. This approach means that, even with the rear car park and deck arrangement, all 98 flats in the development are dual-aspect. In terms of proportions, the smallest 1-bed flat is 77m² whilst the largest 3-bed flat extends to 168m². Floor to ceiling heights are 3m with window heights of 2.5m.

The car park has 94 spaces, including 5 fully accessible spaces, and this represents 96% provision. There is 100% cycle parking provision within the car park.

The building has a strong vertical emphasis with projecting bays at regular intervals tall windows and all the elevations are finished in natural stone. The block steps to match the topography of the existing street (changes in level being made at party walls) and the stonework is embellished with rustication and shadow gaps to pick out the horizontal datums of the existing buildings. The roofline, acknowledging the ornate French renaissance style of both Park Quadrant and Park Terrace, proposes projecting roof features with both vertical and sloping elements which echo the rhythm of chimney stacks and hipped roofs in the original buildings. These glazed elements, clad in zinc, are set back from the main building line and stone parapet and are incorporated into a natural slate pitched roof. At ground level, the proposal replicates the established street-edge condition elsewhere in the conservation area of a stone cope with ornamental railings above. Each entrance to the building is framed by a double-height portico, formed in pre-cast sandstone, to reflect the prominence given to entrances in the surrounding listed buildings. The vehicular entrance pend is positioned in the 4th core in from the western end of the site. Whilst the pend is double height internally, the architect has sought to minimise the internal dimensions of the pend access to minimise its impact upon the rhythm of the elevation.

To the rear the building has a ground level car park covered by a landscaped deck. The deck is accessible to all residents from 1st floor level. The ground and first floor maisonettes have private terraces to preserve privacy at the level of the deck and the flats above have balconies. With the penthouse flats having private terraces at roof level. The amenity deck and car park are bounded by a stone wall with railings above which reflects the existing situation to the rear of the properties on Park Circus Place and Park Circus. For ventilation purposes, the stone wall onto Park Circus Lane will feature openings through to the car park which will be screened both with louvres on the car park side and ornamental railings on the lane elevation.

The existing dirt footpath between the secured site and the gable of 9 & 10 Park Quadrant will be retained, hard landscaped and have lighting installed. The eastern gable returns the characteristics of the principal elevation (stonework detailing, projecting bays and vertical emphasis) onto Lynedoch Place to provide a strong visual endstop to the block. The section of ground at the corner of Park Quadrant and Lynedoch Place will feature landscaping and a specimen tree.

PLANNING HISTORY

- The City Council acquired the application site in 1981, via compulsory purchase powers, promoted to consolidate ownership of the site and facilitate residential development.
- An architect/developer competition was held in 1984 for a high quality residential development. As a result, planning applications were submitted in 1993 and 1994, these being subsequently withdrawn.
- A further planning application for a residential development was submitted and planning approval granted on 12th April 1996, but the scheme did not proceed for financial reasons.
- The site was marketed via the publication of a Marketing Brief in 1998. The Stewart Milne Group's successful offer was conditional, upon other things, on the formal closure of the path that linked Park Quadrant to Park Circus Lane.
- A Stopping Up of Public Right of Way Order was promoted and following a public local inquiry, Scottish Ministers confirmed the Order providing for the extinguishment of the Right of Way. The Stopping Up of the Public Right of Way was approved by the Council on 16th February 2001.
- In 1999 a planning application (99/022516/DC) for the erection of a flatted development of 100 flats and 6 mews dwellings etc was submitted by Stewart Milne Homes Limited in 1999. Glasgow City Council, as local Planning Authority, resolved to grant planning permission for the proposal, subject to conditions on 31 July 2001.
- Glasgow City Council notified the application to the Scottish Executive on 15th August 2001, under the terms of the Town and Country Planning [Scotland] Act 1997 with a public inquiry held in April 2002.
- Planning permission was refused by the Scottish Executive in July 2002 as contrary to the development plan.
- In 2006 a planning application (06/03456/DC) for 107 flats which sought to address the reasons for refusal in the 2002 application was submitted by the Stewart Milne Group. Glasgow City Council, as local Planning Authority resolved to grant planning permission for the proposal, subject to conditions and successful completion of a Section 75 legal agreement on the 24th of April 2007.
- Glasgow City Council notified the application to the Scottish Government in April 2007, under the terms of the Town and Country Planning (Scotland) Act 1997. The Scottish Government cleared the application in July 2007 and Glasgow City Council entered into Legal Discussions with the Stewart Milne Group.
- In March 2014, following termination of missives with the prospective purchaser in 2013, application 06/03456/DC was withdrawn.
- Following a new marketing exercise conducted by City Property in 2014 and a resultant bidding process, a Proposal of Application Notice for a residential development with associated car parking and landscaping was submitted by Espresso Property Ltd in August 2015.

POLICIES

STRAT 1	-	Sustainable Design and Development
DEV 2	-	Residential and Supporting Uses
DES 1	-	Development Design Principles.
DES 2	-	Sustainable Design and Materials.
DES 3	-	Protecting and Enhancing the City's Historic Environment
DG/DES 3	-	Design Guide for Listed Buildings and Properties in Conservation Areas.
DES 4	-	Protecting and Enhancing the City's Natural Environment
DES12	-	Provision of Waste and Recycling Space
RES 1	-	Residential Density
RES 2	-	Residential Site Layouts.
RES 4	-	Barrier Free Homes.
TRANS 4	-	Vehicle Parking Standards
TRANS 6	-	Cycle Parking Standards
TRANS 9	-	Air Quality
ENV 1	-	Open Space Protection
ENV2	-	Open Space and Public Realm Provision
ENV 4	-	Sustainable Drainage Systems (SUDS)
ENV 5	-	Flood Prevention and Land Drainage
ENV 6	-	Biodiversity
ENV 7	-	National, Regional and Environmental Designations
ENV 8	-	Trees, Woodlands and Hedgerows
ENV 10	-	Access Routes and Core Path Networks
ENV 15	-	Energy

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Scottish Planning Policy 2014

Scottish Historic Environment Policy

Managing Change in the Historic Environment - New Design in Historic Settings

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

Application was screened upon submission and full assessment under the Environmental Impact regulations is not required. The Council's screening opinion for application 16/00577/Dc is available on the Glasgow City Council Online planning system.

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

- iii. a design statement or a design and access statement

Submitted with application, considered as part of the policy analysis below.

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

Ecology Report – No protected species on site, habitat of poor quality, invasive species establishing on site. Discussed in the analysis of City Plan 2 Environment Policies below.

Heritage Statement – Assesses impact of development on listed buildings, Park Conservation Area and Kerlvingrove Park.

Drainage Impact Assessment – Considered in ENV 4 analysis below

Flood Risk Assessment – Considered in ENV 5 analysis below

Transport Assessment - Analyses of various study junctions, shows that the development will result in no material change in the operation of the surrounding road network

Tree Survey – Surveys and categorises the existing trees on site and clarifies that the proposal is that they are all removed.

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

A section 69 agreement is required to secure developer contributions for Policy ENV2 –Open Space and Public Realm Provision. The required contribution is £142,800 for ENV2.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions.

- i. with regard to Environmental Impact Assessment Regulations (Regulation 30).

Not applicable.

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

Not applicable.

- 2. restricting the grant of planning permission

Not applicable.

- iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable.

- 2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable.

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Planning Act require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and Glasgow City Plan 2 (Adopted 2009).

Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act places a duty of care on the Planning Authority in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, places a duty of care on the Planning Authority in the exercise of its planning functions, to have regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

In terms of this application therefore, the determining issues are considered to be:

- i) whether the proposals accord with the provisions of the Development Plan, and
- ii) whether the proposals are appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- iii) whether material considerations warrant a departure from the development plan.

POLICY CONSIDERATIONS

In respect of i), the Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan 2012 and the adopted Glasgow City Plan 2 2009. The policy impacts are outlined below.

The Glasgow and the Clyde Valley Strategic Development Plan 2012

Comment

The proposal does not present any Strategic Development Plan policy issues.

Glasgow City Plan 2 (2009)

With regard to the adopted Glasgow City Plan 2 (2009), the following policies are considered applicable to the assessment of the proposal;

Strategic Development Policy STRAT 1 - Sustainable Design and Development

The City Council will require to be satisfied that the following considerations (based on those outlined in the Scottish Government's Policy Statement: Designing Places) have been addressed, from the outset, in the preparation of development proposals, including development frameworks such as local development strategies, masterplans, etc.

1. Creating a Sense of Identity;
2. Creating Accessible Safe and Pleasant Places;
3. Creating Easier and Healthier Movement;
4. Creating a Sense of Welcome;
5. Making Places; and
6. Making More Effective Use of Resources.

City Plan 2's Development and Design policies (see Part 3), and associated Development Guides (see Part 4), address these matters in greater detail.

Comment: STRAT 1 is an overarching policy, aimed at ensuring that all development proposals, whether they be local development strategies, masterplans or individual planning applications, address sustainable development requirements. The policy clarifies that those requirements are addressed in greater detail and the proposal is considered against the relevant policies from Parts 3 & 4 of the plan below.

Policy DEV 2 - Residential and Supporting Uses

The areas designated 'Residential and Supporting Uses' include the City's main housing districts. In addition to housing, they incorporate a wide range of supporting facilities such as schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities and areas of green/open space. The Council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision.

Comment: The proposed residential development is compatible in land use planning terms with the area's residential designation. The site has been designated as residential in successive local development plans for 25 years and listed in the city's Residential Land Supply since 1984. It is identified as site 0721 in the 2014 Housing Land Audit. Issues of the impact on residential amenity, access townscape, landscaping and the green network are considered later in this report. The suitability of the site for residential development was accepted by Historic Scotland and the Scottish Government as part of application 06/03456/DC.

Policy DES 1 - Development Design Principles

Policy DES 1 promotes new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places. The main criteria within policy DES 1 which apply to this proposal are that new development should:

- *demonstrate the highest standards of urban design which respects context, setting, local townscape and landscape character;*
- *relate well to existing settlements, infrastructure, local services, reinforce connectivity to the green network and safeguard the local historic and natural environment;*
- *demonstrate an understanding of the natural character and topography of the site, including water features, significant trees, woodland and landscape features, orientation, etc and enhance biodiversity (see policy DES 4: Protecting and Enhancing the City's Natural Environment);*
- *protect important public views of landmark buildings, vistas, landscape features and the skyline;*
- *reflect high quality contemporary design, where appropriate, which is imaginative, innovative and sympathetic to local traditions, and which creates a strong sense of place;*
- *create a clear distinction between public and private space (where appropriate);*
- *embrace the principles of sustainable design and construction (for example, the provision of energy efficient buildings and sustainable drainage - see policy DES 2: Sustainable Design and Construction);*
- *embrace the principles of inclusive design;*
- *avoid conflict (e.g. by reason of undue environmental or amenity impacts) with adjacent land uses;*
- *ensure safe, easy and inclusive access for all people regardless of disability, age or gender, both into the building or site and to local amenities such as shops, community and leisure;*
- *provide direct pedestrian footpath and cycle routes to local services and public transport points, etc;*
- *incorporate crime prevention and community safety measures within the layout and design of the development which contribute to a safe and secure environment using 'Secured by Design' principles, for example providing surveillance for paths, streets and public spaces (see Note 1).*
- *provide landscaping and the opportunity to garden, individually or communally, as an integral component of developments, where;*

- *provide local open space to the standards set out in policy ENV 2: Open Space and Public Realm Provision;*
- *provide appropriate sustainable drainage requirements;*
- *ensure there is no adverse impact on existing or proposed properties in terms of flood risk from overland flows or other sources;*
- *incorporate appropriate provision for the recycling, storage, and collection of waste materials;*
- *have regard to local plot patterns, building lines, heights, scale, massing, detailed design, use of materials and micro-climate;*
- *ensure that the siting, form, scale, proportions, detailed design and use of materials do not detract from the visual amenity of the existing or surrounding buildings and wider area;*
- *ensure that there is no undue impact on the amenity or development potential of adjacent land and that there is no adverse impact on existing or proposed properties in terms of overlooking, loss of privacy, daylight or sunlight (see Note 2), overshadowing, noise or disturbance;*
- *specify high quality facing and roofing materials that complement and, where appropriate, enhance, the architectural character and townscape quality of the surrounding area and are capable of retaining their appearance over time;*
- *specify only durable materials that will fit their context, are capable of retaining their appearance over time and are appropriate to Glasgow's climate. Evidence of the maintenance requirements of the materials specified will require discussion with the Council and will be a consideration by the Council in assessing development proposals;*
- *have regard to sustainable principles as set out in policy DES 2;*
- *avoid over-development;*
- *incorporate artwork as an integral part of the design, where appropriate;and*

Comment: DES 1 is, by necessity, a wide ranging policy that covers many aspects of development proposals which are covered in more detail by other policies later in this report (i.e drainage/SUDS issues or waste/recycling standards). Nevertheless, there is a clear indication that adherence to good development design principles will lead to good quality environments and sustainable places. The proposed residential development has been subject to extensive discussions on design between the Planning Authority and the applicant. The finalised development proposal is considered to represent a strong, considered response to the very specific design context of the Park Quadrant site.

The scale, massing, building materials, vertical emphasis, stonework proposals and asymmetrical rooftop dormers combine to create a high quality contemporary design which is imaginative, innovative and sympathetic to local traditions and which creates a strong sense of place. Careful consideration has been given to the topography of the site and the visual assessment has demonstrated that the proposed building will not detrimentally impact upon landmark views of listed buildings or the prominent skyline of Woodlands Hill when viewed from elsewhere in the city. The proposed building materials are all of the highest quality to complement the architectural character and townscape quality of the surrounding area and ensure that there is no detrimental impact on the character of adjacent listed buildings or the wider Park Conservation Area.

The proposal also embraces the principles of sustainable design with very high thermal performance in the building envelope and 22 photovoltaic panels positioned on the amenity deck. These choices, combined with the proposed SUDS strategy, large south facing windows in all properties and the use of high quality materials capable of performing for many years with minimal maintenance result in a very energy efficient building with clear regard for sustainable design principles.

The developer has also sought to demonstrate their intention to make best use of the soft landscaping opportunities offered by the landscaped deck. Changes have been made during the application process to increase areas of planting and maximise biodiversity opportunities within the landscaping scheme. The deck, as with the rest of the scheme, is fully accessible and will result in a safe, secure residential amenity space.

The proposal is considered to demonstrate the highest standards of urban design which respects context, setting, local townscape and landscape character. Issues such as residential amenity, loss of trees, privacy/overlooking and daylighting are considered later in this report. Subject to consideration of these issues under the relevant policies below, the proposal is considered acceptable with regards to Policy DES 1 - Development Design Principles.

Policy DES 2 - Sustainable Design and Materials.

Policy DES2 sets out criteria requiring development proposals to demonstrate their contribution towards achieving sustainable design and construction standards. The main criteria within policy DES 2 which apply to this proposal are that development proposals should:

- *make best use of sustainable design and construction techniques, e.g. in the use of materials, siting, orientation, water recycling and renewable energy, in order to conserve energy and water resources;*
- *protect existing biodiversity features, compensate for any unavoidable loss and enhance/add to biodiversity, in line with measures set out in the Local Biodiversity Action Plan*
- *incorporate green features, including larger gardens, green roofs (see Definition), green boundaries, etc*
- *incorporate waste and recycling facilities for all new developments which would generate waste and/or recyclable materials;*
- *minimise flood risk, both on and off-site, through the incorporation of a Sustainable Drainage System (SUDS) and reduction of hard standing.*

Comment: As discussed under DES 1, the applicant has demonstrated significant commitment to making the best use of sustainable design and construction techniques and the proposal is considered to meet the appropriate standards in that regard. Given the local topography, and the fact that no watercourses are situated in the vicinity the site has little or no risk of flooding. The applicant has been in discussions with the cleansing section of LES and the proposals incorporate sufficient bin stores with waste and recycling facilities. Conditions regarding the servicing of those bin stores are recommended below. The loss of trees from the existing site is something which is necessary for development of the appropriate scale and massing to proceed, given the very particular townscape constraints of this site. However, the applicant has sought to maximise planting opportunities where they can within the development and are proposing 12 semi-mature pear trees (approx 5m) in height and 11 smaller trees on the landscaped deck with) more substantial planting, including one large specimen tree (6-6.5m in height) adjacent to the Lynedoch Place gable. The applicant has also sought to maximise biodiversity opportunities within their site through the provision of over 50 new species (80 in total when you consider the existing species on site that will be replicated in the new development) with specific intentions of encouraging birds and insects. In summary, the proposal is considered to accord with the requirements of Policy DES 2 – Sustainable Design and Materials.

Policy DES 3 - Protecting and Enhancing the City's Historic Environment

Policy DES 3 aims to preserve and enhance the character and appearance of the City's conservation areas and protect their settings, to protect the special architectural and historic interest of the City's listed buildings, to protect ancient monuments and their settings and to protect and preserve archaeological remains. Policy DES 3 offers specific guidance on new development within conservation areas.

NEW DEVELOPMENT

Proposals for new development in, or affecting the setting of, a conservation area, must:

- *preserve and enhance the special character and appearance of the area, respect its historic context and have regard to the historic plans of the area;*

- *be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;*
- *protect significant views into, and out of, the area;*
- *retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and*
- *retain trees which contribute positively to the historic character of the area.*

Comment: The proposed development, which has been designed from the outset to be a respectful, contemporary interpretation of the existing buildings on Park Quadrant, is considered to preserve the special character of the Park Conservation Area. In terms of its position, scale, height, massing, building lines & topography, the proposed building respects its historic context and corresponds with Charles Wilson's never-realised plans for the site, albeit in a contemporary form. The building design is of a high standard and the deliberately restrained palette of high quality materials proposed are entirely sympathetic with the surrounding historic environment.

Due to its slightly lower position on the northern slope of Woodlands Hill, the Park Quadrant site is considerably less visible than the more prominent views of Park Terrace and Woodlands Terrace from the south and west. Nevertheless, a 6 storey building on this site will of course still be visible from specific viewpoints and the building scale, massing, vertical emphasis and material palette will ensure that it does not detract from significant views into and out of the area.

The development of the Park Quadrant site will see an area of inaccessible, overgrown landscaping replaced with a building which corresponds with the established scale and massing of the local area. The existing site does little to contribute to the historic character of the area, being unused for 30 years, overgrown and with invasive species self-seeding on site. The benefits it provides in terms of the character of the Park Conservation Area are limited to the visual amenity benefit of both the trees themselves and the screening they provide for the rear of Park Circus and Park Circus Place (building elevations which were never designed to be highly visible). The wider issues of loss of existing open space and biodiversity are considered later in this report however, purely in terms of the impact of the proposal upon the historic character of the area and the surrounding listed buildings, the loss of the existing open space and trees is considered acceptable. The proposal therefore accords with the requirements of Policy DES 3 - Protecting and Enhancing the City's Historic Environment

Development Guide DG\DES 3 – Design Guidance for Listed Buildings and Properties in Conservation Areas

This development guide supplements the content in Policy DES 3 with more detailed guidance. Specifically, Section D of DG\DES 3 offers guidance for developments affecting the settings of listed buildings and properties in conservation areas.

*Where a Listed Building forms an important visual element in a street, any development within that street should be considered as being in the setting of the building.
The desirability of preserving and enhancing the setting of existing Listed Buildings and the character of the Conservation Area will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.*

2. INFILL DEVELOPMENT

Proposals for infill developments in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials.

Subject to the Plan's development and design policies and development guides, proposals for infill or gap development in Conservation Areas should:

- *respect the established building lines of the street;*
- *ensure that the scale and massing matches the existing adjacent properties, with ridge and eaves height matching, wherever possible, and with floor and ceiling levels lining through; and*
- *harmonise external finishes with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).*

Comment: The submitted design and access statement sets out in detail how the proposed development respects the established building lines of the street with a scale and massing that matches the existing properties. Ridge and eaves heights also align very closely to the adjacent properties on Park Quadrant, albeit stepping along the elevation in response to the site topography (as do the existing buildings). The external finish is natural sandstone on all elevations (traditional masonry on front and gables, rainscreen cladding to rear) and, as discussed above, the rest of the materials palette is considered wholly appropriate for a building which seeks to deliver contemporary design within this specific historic context. The proposal is therefore considered to preserve the character and special interest of the adjacent listed buildings whilst at the same time preserving the character of the Park Conservation Area.

Policy DES 4 - Protecting and Enhancing the City's Natural Environment

This policy sets out guidance for new development to ensure that all developments have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form and architectural styles, provides shelter, creates local identity and promotes biodiversity. The main principles of DES4 which apply in this case are as follows:

Where development is acceptable, in principle, proposals will require to:

- *respect the landscape character and amenity of the area and maintain local diversity and distinctiveness, including natural and built heritage and cultural features of landscape and biodiversity value such as designed landscapes, woodland, hedgerows, ponds, stone walls and historical sites (see the Plan's ENV policies);*
- *enhance landscape characteristics where they have been weakened and need improvement, and create new landscapes where there are few existing facilities;*
- *provide high quality landscape proposals that are integral to the overall development design;*
- *incorporate open space provision in line with policy [ENV 2: Open Space and Public Realm Provision](#), and also open space relating to any sustainable drainage solution required for the site or area;*

Comment: The established landscape character and amenity of the Park Area is for properties set back from the heel of the footway behind decorative railings with backcourts facing onto lanes. There are also several private gated garden areas in the ownership of residents. The proposed development respects the defensive railings arrangement on the front elevation and the amenity deck echoes the raised backcourts on the southern side of Park Circus Lane. The applicant has sought to incorporate as much soft landscaping as they can into the external areas and the high quality landscaping scheme proposed seeks to maximise biodiversity opportunities through the use of over 80 species of plants and trees.

Open space provision is addressed under Policy ENV 2 – Open Space and Public Realm Provision below.

Policy DES 12 - Provision of Waste and Recycling Space

Policy DES12 sets out guidance on bin stores within new development and states that:

- *All new developments must include appropriate and well designed provision for waste storage, recycling and collection.*

- *All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours.*
- *Applicants must provide full details of the provision in the initial submission for planning permission.*

Comment: Given the number of dwellings proposed within the development the provision of waste and recycling space is considered a significant issue. Land and Environmental Services Cleansing were consulted on the proposals and have no objection to the level of bin provision proposed. The proposals include bin stores within the car park positioned adjacent to stair cores. On collection day, as part of the ongoing management of the development, the bins will be taken from these bin stores to a refuse collection store at the east end of the development, underneath the amenity deck and fully enclosed from public view. The bins are then serviced from this location by a collection vehicle on Lynedoch Place and returned to the collection store. Land and Environmental Services have recommended that a condition regarding this servicing be attached to any consent. Subject to that condition, the proposal is considered to comply with Policy DES 12 – Provision of Waste and Recycling Space.

Policy RES 1 – Residential Density

This policy aims to ensure that all new development provides an appropriate urban scale and townscape form in order to consolidate and/or enhance the traditional urban structure and create high quality, sustainable, new environments. The application site lies within the Inner Urban Area as set out in this policy and therefore density may vary where:

General Principles

The density of development will vary according to location, context and setting, the scale and massing of adjacent buildings, public transport accessibility and other relevant Plan policies (see policies DES 1: Development Design Principles, DES 2: Sustainable Design and Construction and TRANS 2: Development Locational Requirements). Variations in the prescribed density standards may be permitted for developments of exceptional urban design quality, provided that other City Plan standards are met.

General Standards

ii). Inner Urban Area - where, depending on the level of accessibility to public transport, density may vary from a minimum of 30 dwellings per hectare (DPH) to a maximum of 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the General Principles outlined above. Account will also be taken of the capacity of the transport systems to accommodate increased use.

Comment: The density of the application proposal is 168 DPH. The application site is within a high accessibility area and the scale and massing of the proposed development is appropriate with an external envelope which is directly comparable to the adjacent buildings. Internally, the accommodation proposed is generously sized (the smallest 1-bed flat is 77m² whilst the smallest 3-bed flat is 113m²) with 3m floor to ceiling heights in all properties. The lack of significantly scaled new-build residential developments in recent years makes comparison difficult however the two sites which have seen the creation of the most residential accommodation are the conversion of the 1960's office building at Park House around a decade ago and the demolition and re-build of 19 Lynedoch Street (completed earlier this year), 51 units and 18 units respectively. Whilst the former was a conversion of an existing building and the latter was a complete new-build, they were both considered appropriate in density terms. The Park House development (04/04123/DC) and 19 Lynedoch Street (13/02917/DC) had densities of 340 DPH and 354 DPH respectively. These buildings, whilst drastically different in approach, have significantly higher densities than the application proposal. To summarise, the proposed density of 168 DPH is considered acceptable in this location and indeed compares favourably when compared against other new developments in the area. The proposal is considered to comply with the requirements of Policy RES 1 – Residential Density.

Policy RES 2 – Residential Layouts

This policy aims to provide high quality residential environments that minimise environmental impacts and

create neighbourhoods and buildings that are attractive to live in. It sets out specific criteria for new developments.

All new developments should meet the requirements of policies DES 1: Development Design Principles and DES 2: Sustainable Design and Construction.

Proposals to erect dwellings should also take account of the following.

GENERAL STANDARDS

All residential layouts should:

- *take account of the space and design requirements of the required SUDS scheme (see policy ENV 4: Sustainable Drainage Systems (SUDS));*
- *make provision for refuse and recycling storage areas;*
- *wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons (see development guide DG/ENV 3 - Trees and Woodlands); and*
- *have roads designed to the standards of Planning Advice Note (PAN) 76: New Residential Streets.*

All homes should:

- *have large areas of clear glazing and, wherever possible, orientate with main rooms facing south/west, in order to minimise energy use.*
- *have no adverse impact on existing or proposed neighbours, in terms of overlooking, loss of privacy, daylight, or sunlight*
- *not have upper rooms, balconies etc. which directly overlook adjacent private gardens/backcourts.*

ADDITIONAL STANDARDS FOR FLATTED DEVELOPMENTS

Communal Private Garden Space

Flatted developments should:

- *provide usable communal private garden spaces as "backcourts". This is in addition to the requirements of policy ENV 2: Open Space and Public Realm Provision. Where a site limits, or makes impractical, the provision of private garden space, then developers will be expected to:*
 - *provide creative alternative solutions (e.g. shared roof garden, usable balconies); and*
 - *bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).*
 - *make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.*

Privacy and Aspect

- *Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location).*
- *Privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should not abut public/common footpaths, parking areas or waste/recycling storage (this could be secured e.g. by the formation of private garden space between habitable rooms and any such use).*
- *Flatted development, built on existing street frontages, should maintain established building lines and window patterns, with the new development directly abutting the pavement with full depth windows. Where there is no established building line, development should be set back from the pavement.*

Comment: As discussed above, the proposal meets the requirements of policies DES 1: Development Design Principles and DES 2: Sustainable Design and Construction. In terms of the other criteria in policy RES 2, the proposal includes adequate provision for refuse and recycling storage and the issue of SUDS is discussed later in this report. For townscape reasons, it is not possible to retain the existing trees on site however around 25 new trees are proposed by the applicant.

All the homes have large areas of clear glazing on the north and south elevations and there is no adverse impact upon existing neighbours in terms of overlooking, loss of privacy, daylight or sunlight. Specifically, the front elevations at their nearest point are 16m away, at an oblique angle, from the properties on Lynedoch Place and the rear elevation of the proposal is more than 18m away from the buildings on Park Circus Place and Park Circus and as such no window to window privacy failures occur. With regards to sunlight, there are no buildings to the north of the site which could be impacted by loss of sunlight. Similarly, there are no daylight failures as a result of the proposed development. In terms of overlooking of private garden ground, the existing situation for the rear gardens of all the properties in Park Circus, Park Circus Place and Park Quadrant is that they are already heavily overlooked by neighbouring properties. In this context, the additional overlooking of private gardens which will result from the proposed development is considered acceptable.

In terms of private garden space, the applicant has sought to balance this requirement with the requirement for ENV2 provision and, given the townscape requirements and site constraints, the majority of the amenity deck has been given over to the provision of ENV2 Open Space. All 98 flats in the proposal do have some form of dedicated external space, be that in the form of a balcony, roof terrace or the terraced areas at amenity deck level assigned to the duplex flats. These spaces, coupled with the generous room sizes and large floor to ceiling heights already discussed, is considered acceptable in terms of this policy requirement. A condition is recommended regarding outdoor clothes drying.

With respect to ensuring privacy and aspect for the proposed accommodation, all 98 flats in the proposal are dual aspect. The duplex flats which open out onto the amenity deck all have dedicated private terraces, screened with planting to preserve their privacy and the same flats are set back behind railings and a dwarf wall and slightly raised from street level where they face onto Park Quadrant.

In summary, the proposal is considered to fully comply with the requirements of Policy RES 2- Residential Site Layouts.

Policy RES 4 - Barrier Free Homes

Policy RES 4 aims to provide a range of housing suitable, or readily adaptable, for mobility impaired residents, within both the private as well as the public new build sector.

All proposals for new build housing should:

- *set out in their Design and Access Statement (see policy DES 1: Development Design Principles) how the needs of potential wheelchair users have been addressed; and*
- *provide homes, both houses and flats, to wheelchair standard, or readily adaptable to meet the standard, to the following level:*
 - *19 dwellings and under: no provision required, although the developer is encouraged to make some provision.*
 - *20 dwellings and over: 10% (rounding down) e.g. 30-39 dwellings - 3 properties.*

Comment: The Design and Access statement submitted with the application advises that all 98 flats are barrier free and have been designed to wheelchair standard. In addition all the communal areas (amenity deck, car park) are also fully accessible. The proposal accords with the requirements of Policy RES 4.

Policy TRANS 4 - Vehicle Parking Standards

To ensure that vehicle parking provision supports sustainable transport objectives, TRANS 4 sets minimum standards of parking for residential developments of one space per dwelling and an additional standard of 0.25 spaces per dwelling for Visitor Parking. Variation, above or below these basic standards shall be justified against the following;

- *public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility;*

- *density and greenspace considerations;*
- *townscape and design requirements;*
- *house size and house form (i.e. flatted accommodation with the lowest requirement, through terraced and semi-detached, to detached with the highest requirement);*
- *car availability by household in the surrounding area;*
- *existing pressure on on-street parking in the surrounding area;*

Comment: Using the above figures, the minimum level of parking for 98 dwellings is 122 spaces. Given the high accessibility of the site, and the availability of metered parking in the vicinity, visitor parking is not required on site in this instance. This takes the requirement down to 98 spaces however the applicant is only proposing 94 spaces with the remaining 4 flats marketed as car-free.

Variation below the local standard is justified by the need to try and balance the location of the site within an area of High Accessibility for public transport and the need to try and balance parking requirements with the amount of amenity space proposed. As discussed above, the development is heavily constrained by townscape considerations and the need to form amenity provision to the rear of the building. This results in a limited car parking area where the applicant has sought to maximise the provision. The site lies within an existing Restricted Parking Zone and as such it is not envisaged that overspill parking could impact upon the surrounding streets.

The proposals are considered to comply with requirements of Policy TRANS 4 subject to the inclusion of various conditions regarding residential travel packs, marketing 4 flats as car free and meeting specific standards in the Glasgow City Council Roads Development Guide.

Policy TRANS 6 - Cycle Parking Standards

Policy TRANS 6 aims to ensure minimum levels of cycle parking are provided in new development in order to support sustainable transport objectives. The minimum level for mainstream residential development is 1 space per dwelling

Comment: The submitted drawings indicate dedicated cycle storage rooms at ground level to the rear of every stair core. There is 100% cycle parking provision and fully complies with the requirements of Policy TRANS 6.

Policy TRANS 9 – Air Quality

This policy aims to ensure that account is taken of air quality in new development. It advises that conditions may be attached to a planning permission for a development if it is likely to affect local air quality.

Comment: Whilst the vehicle movements associated with the completed development are not expected to impact upon local air quality, there remains the possibility that the construction phase could result in temporary air quality impacts without appropriate mitigation in place. A condition is therefore recommended to secure appropriate mitigation measures during construction to preserve local air quality. Subject to that condition, the proposal is considered to comply with the requirements of Policy TRANS 9.

Policy ENV 1 – Open Space Protection

Policy ENV 1 aims to ensure that areas of formal and informal open space are protected from inappropriate development, in order to maintain or enhance the quality of life, health, well-being and amenity of the communities they serve and also promote sustainability and biodiversity. The policy advises that protection is afforded to 10 different categories of open space as identified on the Council's Glasgow Open Space Map.

Comment: Although the application site is defined as falling within a residential area, Development Policy Principal DEV 2 – residential and Supporting Uses encourages that all applications within residential areas which impact upon open space are considered under policy ENV 1 – Open Space Protection.

Although it is included within the document, the Glasgow Open Space Map (Tile 10) defines the application site not as one of the 10 categories within Policy ENV 1 but as a category 99 - Housing Site affecting Open Space. This designation was allocated to sites which were already committed housing sites when the Open Space Map was produced and this is the context under which the loss of open space has to be considered. The full application of the criteria in Policy ENV 1 is therefore not considered suitable in this instance. Without applying the criteria which apply to categories 1 – 10, but aware that loss of open space has to be considered as part of the consideration of the application, the policy assessment must fall back on the aim of the policy.

The land is currently inaccessible, unmaintained and with invasive species self-seeding on the site. The proposed development has already been found to promote sustainability earlier in this report and the proposals meet the criteria in Policy ENV 6 – Biodiversity (as set out below). Given this context, it is the view of the Planning Authority that the proposed development would not be inappropriate.

Policy ENV 2 - Open Space and Public Realm Provision

Policy ENV 2 aims to ensure that new development contributes to improving the City's environment through the provision and maintenance of high quality open spaces and areas of public realm that are well designed, accessible, safe and available for community use. New residential developments are required to provide access to good quality recreational open space. This includes provision for children's play areas, amenity open space/parkland, outdoor sport facilities, allotments and community gardens, in accordance with the standards set out in the policy.

a) Where an audit identifies a relative surplus in the quantity of any of the open space categories set out in the policy the developer may meet part of the policy's requirement through an equivalent financial contribution. This will be directed towards:

- 1. .improving the quality, accessibility or management of open spaces in the local area; and/or*
- 2. enhancing open space provision and management in the same City Plan sector; and/or*
- 3. approved Council strategies to which the development's open space requirements could contribute.*

b) Where a relative shortage (either in quantity or quality) of any of the open space categories set out in the policy has been identified through an audit (having regard to the distance thresholds set out in DG/ENV 2), or where the proposed development could lead to such a shortage, the developer will be expected to meet the policy's entire requirement for those categories within the development site. If it is demonstrated (to the satisfaction of the Council) that this is not feasible, then part (or in exceptional circumstances all) of the requirement may be met by an equivalent financial contribution. This will be directed towards:

- 1. addressing the quantitative or qualitative deficiencies in open space provision in the local area; and/or*
- 2. addressing City-wide deficiencies in the quantity or quality of open space provision in the same City Plan sector; and/or*
- 3. addressing strategic deficiencies in the quantity or quality of open space provision, as identified by approved Council strategies.*

Comment: Policy ENV2 focusses on 4 different categories of open space provision advises and identifies the area of provision required for each category based on the proposed bedroom numbers within a residential development. In this instance, the requirements for the various types of open space and what is proposed are as follows;

ENV 2 Category	Required on site	Proposed on site	Shortfall
Amenity Open Space	952m ²	1157m ²	Nil
Children's Play	666m ²	0m ²	666m ²
Outdoor Sport (Formal and Informal)	476m ² Formal 190m ² Informal	0m ² Formal 0m ² Informal	476m ² Formal 190m ² Informal
Allotments/Community Gardens	95m ²	0m ²	95m ²

Whilst the application submission includes areas of both amenity open space and children's play, the Planning Authority are of the view that the incorporation of these children's play areas into the wider amenity open space provision would be preferable to the limited areas of play proposed. The applicant has agreed to this approach and the landscaping scheme changed accordingly. As such, the applicant has met all of the requirement for Amenity Open Space Provision on site and agreed to a financial contribution for the children's play requirement. Whilst the planning authority would normally seek children's play provision on site, the townscape and built form constraints make such an approach unfeasible in this instance. In such circumstances, with wider townscape considerations specifically dictating the dimensions of the built form, an equivalent contribution for the full children's provision category is permitted by policy. In relation to both allotments and outdoor sport, it is considered unfeasible to meet these requirements on site and these elements of the ENV2 requirement may therefore be met by a financial contribution. In total the equivalent financial contribution for the required provision totals £142,800.

The applicant has indicated that they are prepared to enter into s.69 legal agreement to allow the Council to secure this contribution. Subject to successful completion of that legal agreement, the proposal is considered to comply with the requirements of Policy ENV 2 – Open Space and Public Realm Provision.

Policy ENV 4 - Sustainable Drainage Systems (SUDS)

To ensure satisfactory sustainable measures are provided for the management and safe disposal of surface water run-off development proposals are required to make satisfactory provision for Sustainable Drainage Systems (SUDS).

SUDS proposals should:

- *incorporate, or connect to, an acceptable overland flood-routing or design exceedance solution (see Definition) agreed by the Council;*
- *be designed to accommodate a 1 in 30 year rainstorm event with the ability to deal with a 1 in 200 year event by safe flood routing;*
- *use agreed methods of surface water run-off collection, treatment, decontamination and disposal;*
- *not be detrimental to the effectiveness of existing SUDS schemes;*
- *incorporate a design appropriate to the site, particularly where contamination is present (expert advice should be sought at an early stage); and*
- *incorporate natural and semi-natural elements to enhance environmental amenity and biodiversity.*

Comment: The applicant has submitted a Drainage Impact Assessment outlining acceptable SUDS proposals for the development. Conditions will be required regarding written approval from both the Scottish Environment Protection Agency (SEPA) and Scottish Water before construction works commence on site.

Policy ENV 5 - Flood Prevention and Land Drainage

Policy ENV 5 aims to safeguard development from the risk of flooding and to ensure new development does not have an adverse impact on the water environment, does not materially increase the probability of flooding elsewhere and does not interfere detrimentally with the storage capacity of any functional flood plain or associated water flows.

Comment: The applicant submitted a Flood Risk Assessment which considers the sites risk of flooding from both pluvial sources and via a surface water run-off. The assessment concludes that there is no risk of pluvial flooding and that issues relating to surface water run-off can be designed out via the drainage proposals. SEPA have no objection to the proposal.

Policy ENV 6 – Biodiversity

This policy aims to protect and enhance Glasgow's habitats and species and advises that development should not have an adverse effect on existing habitats or species protected in law, international conventions or agreement or which are identified as a priority in government objectives, the Glasgow Local Biodiversity Action Plan (LBAP) or are important because of their conservation status. Proposals will require to demonstrate, to the satisfaction of the Council, that;

- *There will be no fragmentation or isolation of habitats or species as a result of the development;*
- *The development will be sited and designed to minimise adverse impacts on the biodiversity of the site (including its environmental quality, ecological status and viability); and*
- *Public benefits at a national, or city region wide level, will clearly outweigh the value of the habitat for biodiversity conservation*

Comment: The applicant submitted an ecology report as part of their submission. This report found no evidence of protected species on the site and observed that the habitat currently present on site is of poor quality. The site is not wide enough to constitute woodland (too much daylight penetration) and the central areas are covered in Himalayan Balsam and Japanese Knotweed (both invasive species), the necessary removal of which will erode the habitat potential further. Whilst there is no evidence of bats roosting on site (based on 3 surveys in the last 10 years) the perimeter trees do have foraging potential. There will be no isolation of habitats or fragmentation of species as a result of the development.

The landscaping for the residential development, as currently proposed, introduces over fifty new species to the site in a series of different planting areas and trees which collectively have a great deal of ecological potential for attracting insect life and bird life. The developer has specifically chosen species which can attract butterflies and bees to the site, as noted in the LBAP.

In public benefit terms, the delivery of a high quality new residential development is encouraged and will contribute towards national targets on housing delivery whilst at the same time providing employment opportunities and economic benefits to the surrounding area during construction. In addition, approval of the development will see the removal of two invasive species from the site which can only benefit surrounding properties.

Given the limited viability of the existing habitat and the potential for utilising the external space in the proposed development to introduce many more species than are on the site currently, Development and Regeneration Services are of the view that the development will not have an adverse impact on existing habitats or species. The loss of foraging for bats is more than compensated for in the adjacent Kelvingrove Park and River Kelvin which are replete with potential foraging.

The proposal is considered to comply with Policy ENV 6 Biodiversity.

Policy ENV 7 - National, Regional and Local Environmental Designations

Policy ENV 7 aims to protect and enhance national, regional and local sites of landscape, cultural or nature conservation importance.

Proposals should not have an adverse effect, either directly or indirectly, on the integrity or character of one or more of the natural, or special, features covered by an Environmental Designation listed below, or those sites which receive such a designation during the lifetime of City Plan 2:

- *Sites of Special Scientific Interest (SSSI)*
- *Local Nature Reserves (LNR)*
- *Sites of City-wide Importance for Nature Conservation (C-SINC)*
- *Local Sites of Importance for Nature Conservation (L-SINC)*
- *Green Corridors (formerly Corridors of Wildlife and/or Landscape Importance)*
- *Sites of Special Landscape Importance (SSLI)*
- *Tree Preservation Orders (TPO)*
- *Ancient, Long Established and Semi-natural Woodlands*
- *Gardens and Designed Landscapes*
- *Water courses, lochs, ponds and wetlands*

Comment: Kelvingrove Park and the two open areas of landscaping north of the application site (bisected by Cliff Road) are all classed as Sites of Special Landscape Importance in Glasgow City Plan 2. The boundary with Kelvingrove Park is tangential (the western end of the application site is across the road from the extreme eastern end of the park). The two areas of landscaping are grassed areas with a significant number of mature and semi-mature trees arranged across the slope running down to Woodlands Road. There is not considered to be any adverse impact on any of these sites from the application proposal and the proposed development complies with the requirements of Policy ENV 7.

Policy ENV 8 - Trees, Woodlands and Hedgerows

This policy aims to protect trees, woodlands and hedgerows from inappropriate development. To that end, proposals should demonstrate, to the satisfaction of the Council, that:

- *where they are in, or near, an ancient, long established or semi-natural woodland there has been consultation with and approval from the Central Scotland Conservator, Forestry Commission Scotland;*
- *the public benefits at the local level clearly outweigh the value of the habitat;*
- *the development will be sited and designed to minimise adverse impacts on the biodiversity of the site, including its environmental quality, ecological status and viability;*
- *there will be no further fragmentation or isolation of habitats as a result of the development;*
- *all mature trees affected by a development proposal have been, or will be, surveyed for bats prior to the granting of planning permission (see policy ENV 6: Biodiversity)*
- *where any individual trees, groups of trees, woodlands or hedgerows would be lost, the applicant will provide compensatory planting (where appropriate, native species will be preferred) either as part of the overall scheme or elsewhere in the vicinity (this may require a Section 69 or 75 legal agreement); and*
- *appropriate legal agreements to guarantee future maintenance arrangements are in place and the details of methods to be adopted agreed.*

Comment: The proposed development will see the loss of 72 trees of which there are 20 Category A trees, 16 Category B and 38 Category C. As discussed above, the developer has satisfied the above criteria which reiterate the requirements of Policy ENV 6 – Biodiversity and there are clear public benefits which would result from the proposal. Nevertheless, there are clearly some mature trees which will be lost as a result of this development and, whilst there are many significant trees in the surrounding area, compensatory planting should still be secured. To this end, the 25 new trees are proposed in the newly formed amenity spaces to the rear and eastern end of the proposed building. 18 of these trees will be semi-mature at the time of planting (25-30cm girth, 5-6m height). Whilst it would have been preferable to secure more compensatory planting, the built form requirements of this sensitive site limit the scope of what can be achieved. The applicant has worked within

these constraints to maximise the amount of new tree planting within the scheme. The proposal is considered to comply with the requirements of Policy ENV 8.

Policy ENV 10 - Access Routes and Core Path Network

This policy aims develop a network of accessible paths for the benefit of the City's residents and visitors. To that end, development should not:

- *prejudice the continuity of Core Paths, as defined by the Glasgow Core Paths Plan, or the existing walking/cycling network; or*
- *obstruct or adversely affect a public right of way (unless satisfactory provision is made for its replacement).*

Comment: The application proposal sees the existing pedestrian right of way maintained. In addition the applicant will light this path as part of their wider lighting of the development. The existing route will therefore be improved as a result of this development. A condition regarding the resurfacing of the existing path is also recommended below. The proposal complies with the requirements of Policy ENV 10.

ENV 15 – Energy

Policy ENV 15 aims to reduce the carbon footprint of the City's buildings through energy efficient design, increased renewable energy generation and use of low and/or zero carbon technologies.

Comment: Whilst some of the requirements in this policy have since been superseded by the very specific requirements in the Building (Scotland) Regulations 2013, the applicant has given significant consideration to the energy performance of the development. The long south-facing elevation with large areas of glazing allows the building to maximise passive solar energy. In terms of micro-generation, the applicant is proposing 22 photovoltaic (PV) panels to the rear of the building. Alternative micro-generation options were considered however PV panels were considered the most appropriate, after considering the site constraints, for the development proposed. These panels, coupled with the very high specification proposed for the building's thermal envelope, will result in a building which complies with the aim of Policy ENV 15 – Energy.

IMPACT UPON LISTED BUILDINGS AND THE CONSERVATION AREA

Sections 59 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act place a duty of care on the Planning Authority with regards to listed buildings and conservation areas respectively. In order to consider whether a development;

- affects a listed building or its setting, to have special regard to preserving the building or its setting or any features of special architectural or historic interest which it possesses; or
- preserves or enhances the character or appearance of the conservation area

Glasgow City Council has adopted specific policies and guidance within the local development plan to assess such proposals. The proposal has been considered against those specific policies (namely DES 1, DES 3 & DG\DES 3) in the policy analysis above and found to be acceptable in terms of preserving the setting of nearby listed buildings and preserving the character of the Park Conservation Area. The Planning Authority has therefore met its obligations with regards to sections 59 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act

MATERIAL CONSIDERATIONS

In respect of iii) current planning legislation and guidance, the draft City Development Plan, consultation responses and letters of representation may be material considerations in the determination of the application.

Legislation and guidance

Scottish Planning Policy 2014

Scottish Planning Policy (SPP) 2014 introduces a presumption in favour of development that contributes to sustainable development. It advises “*Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising*” (para. 32, p 11)

Comment: As detailed in the policy analysis above, the proposal accords with the current development plan and the specific policies of that plan have been used to consider the detailed matters arising.

Scottish Historic Environment Policy

In terms of Development Management, Scottish Historic Environment Policy (SHEP), focusses upon developments which require listed building or conservation area consents and offers guidance on how such decisions should be made. SHEP does not offer specific guidance on new development with the potential to impact upon the setting of listed buildings. This guidance is instead offered in the Historic Scotland – Managing Change in the Historic Environment Guidance Notes series. The most applicable guidance note in that series is considered to be New Design in Historic Settings.

New Design in Historic Settings 2010

This guidance note sets out eight general principles, encouraging developments to respond to Urban Structure, Urban Grain, Density and mix, Scale, Materials and Detailing, Landscape, Views and Landmarks and Historical Development. Both the Design and Access statement and the application drawings highlight the attention that the architects have paid to these principles and their considered response and the Planning Authority is of the view that the resultant proposal has appropriately considered these principles.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (As amended)

Section 64 of the Act advises that, when considering new development within conservation areas ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

Comment: The criteria that the Planning Authority use to assess whether new development preserves or enhances the Park Conservation Area are set out in Policy DES 3 – Preserving the Historic Environment of Glasgow City Plan 2. The proposal was considered against DES 3 above and is considered appropriate.

The Proposed City Development Plan

The final draft of the proposed City Development Plan represents Glasgow City Council’s emerging local planning policy and is a material consideration when determining planning applications. The intention with the Proposed City Development Plan is that the plan provides general guidance and aims with supplementary planning guidance being used to set out detailed policy requirements. The policies in the draft plan which are particularly relevant in terms of this proposal are;

CDP6 – Green Belt and Green Network

This policy aims to ensure the development and enhancement of Glasgow’s Green Network. It advises that the policy will support the retention of the categories of open space specified and shown on Figure 14 (and identified on the Council’s Open Space Map).

Comment: The application site, as discussed in the ENV 1 analysis above, is not designated as one of the 10 standard categories of protected open space on the Glasgow Open Space Map. Figure 14 of Policy CDP 6 does not identify the site as Existing Green Network. Not only does this make policy CDP 6 non-applicable in terms of the development proposal, it also indicates that, as a long-term housing site, Glasgow City Council will no longer be designating the site as protected open space moving forwards.

CDP 7 – Natural Environment

New development should not have an unacceptable effect, either directly, indirectly, or cumulatively, on:

- the integrity or character of areas designated for their landscape importance;
- sites, habitats, species or ecosystems protected by law or which are designated as important for their nature conservation value;
- sites designated as important for their geodiversity value; or
- trees, woodlands or hedgerows that are of importance.

Comment: The proposal has been assessed against policies ENV1, ENV5, ENV 6, ENV 7 and ENV8 of Glasgow City Plan 2 and found to be acceptable.

CDP 9 – Historic Environment

This policy advises that the Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings.

Comment: The proposal has been assessed against detailed policy criteria and found to respect and complement the character and appearance of the Park Conservation Area.

CDP 10 – Meeting Housing Needs

This policy aims to deliver the identified housing land supply in order to address housing needs in Glasgow. It defines that housing land supply in terms of quantity in Table 4 and the locations are shown on Figure 18.

Comment: The application site is identified in Figure 18 as an existing housing site in the 'Private Sector Land Supply 2012-2019 - Greater than 50 units' category.

To summarise, the proposal accords with the requirements of the relevant policies of the Proposed City Development Plan.

Consultation Responses

Historic Environment Scotland

- No objection. Proposals do not raise issues of national significance. Welcome the amendments to the design of the gable elevations and comment on the rear wall to Park Circus Lane.

Comment: Historic Environment Scotland (HES) have taken a position consistent with that taken by Historic Scotland for application 06/03456/DC, i.e. No objection. HES have advised that the council should proceed to determine the application in accordance with local and national guidance.

Glasgow Urban Design Panel

- The scheme was presented to the panel in its early stages and again in January 2016 prior to submission, and the panel made the following comments;
 - Potential for project to offer a highly sensitive enhancement of the area;
 - Design development of critical details (entrances, roof above parapet level) needs further refined;
 - Happy with how the distinctive asymmetrical dormers were being progressed. Feel that an appropriately subtle response to the surrounding areas roofscape can be achieved;
 - Would like to see more natural lighting of the car park;
 - Choice of pend location interrupts the rhythm of the façade however it is understandable given the background.

Comment: The panel noted significant improvement in the refinement of the proposal between the two presentations however they have stressed that further refinement of the entrance porticos and roof details need to be considered. Conditions specific to these two elements of the proposal are recommended below.

Land and Environmental Services

- No objection, subject to conditions on noise, refuse and contaminated land.

Comment: Appropriate conditions are included below.

Park and Woodlands Community Council

- Objection. Echoes many of the grounds of objection received from members of the public and considered in detail below, namely; Contrary to City Plan 2 policy, contrary to Scottish Historic Environment Policy, Contrary to Scottish Planning Policy, Contrary to Glasgow and Clyde Valley Strategic Development Plan, lack of conservation area appraisal for Park, Reference to 'missing piece', proposed roof, bay windows, entrance porticos, overshadowing, balconies on rear elevation, transport/access, residential density, status as brownfield land, strain on education services, heritage statement submitted by the applicant.

Comment: The majority of the points in the Community Council's objection are also present in the objections from members of the public and as such have been dealt with in detail below. The specific comments they have made regarding the content of the applications Heritage Statement are noted and, where appropriate, have been given due consideration.

SEPA

- No objection.

Comment: Noted.

Scottish Natural Heritage

- No response. SNH advised that criteria outlined in their Service Level Statement had not been met.

Comment: Noted. Consideration of the impact upon protected species is included in the ENV 6 Biodiversity analysis above.

Letters of Representation

The 81 letters of support have been summarised as set out below;

1. **Site is designated as residential** Site is designated for Residential and Supporting Uses in Glasgow City Plan 2 and has always been intended for residential development

Comment: The site is designated as DEV 2 – Residential and Supporting Uses in Glasgow City Plan 2 and has been identified in concurrent Local Development Plans and Housing supply audits as a residential development site.

2. **Good building design** – sensitive and appropriate to the historic character of the area.

Comment: The proposal has been considered against City Plan 2 policy and is considered acceptable.

3. **High quality housing**

Comment: The internal proportions, environmental performance and aspects of the proposed flats are considered to constitute high quality housing in terms of Policy DES 1 and RES 2 of Glasgow City Plan 2.

4. **Development will create jobs**

Comment: Whilst there will clearly be jobs on site during the construction phase, no further information was submitted to demonstrate that the proposal will result in jobs after the development is completed.

5. **Development presents economic benefits** and boost local businesses

Comment: Whilst there will clearly be benefits to 98 new homes in the area for local businesses this has not been a principal consideration in the assessment of the planning proposal.

6. **Completion of Park Quadrant Proposal** Development will formalise the completion of the north-eastern portion of Kelvingrove Park

Comment: As set out earlier in this report, the proposal corresponds with the scale, massing, plot width, and building lines of Charles Wilson's drawings for the completion of Park Quadrant.

The 170 letters of objection are summarised as set out as below;

1. **Residential Density** – proposal too dense and compares unfavourably to other properties in the Park Conservation Area. Reference to reporters decision for a site on Great Western Road Glasgow (PPA-260-2013)

Comment: The proposal has been considered against policy RES 1 – Residential Density of Glasgow City Plan 2 and found to be appropriate. The comparison to densities in existing listed buildings in the conservation area is inappropriate as these buildings were built as single townhouses and the quality of the original interiors are what limit subdivision numbers rather than wider density concerns. A fairer comparison is the two most recently completed new residential buildings at 18 Lynedoch Street which is significantly denser than the application proposal, despite being praised by numerous objectors as a more appropriate form of development.

2. **Poor building design.** The proposed design does not comply with Glasgow City Plan 2 policies and is out of character with the surrounding area. The building is too dominant and the design is too contemporary. Specific aspects of the proposed design which have been objected to are as follows;

Roof line – The proposed roof form is inappropriate and too dominant in comparison to the surrounding area.

Porticos – The double-height door porticos are out of character with the surrounding area

Bay windows – the right angled bay windows are out of character with the surrounding area and inappropriate.

Vehicle pend – The entrance to the rear parking is jarring when considered against the rest of the elevation.

Number of floors – The proposed development has 6 floors rather than the 4 of the neighbouring listed buildings.

Gable – The failure to build on to the existing gable interrupts the rhythm and flow of the front elevation.
Rear elevation – The rear elevation features inappropriate balconies and too much glass.
Design quality – member of public objects to arguing with DRS about what constitutes ‘Great Design’
Rear wall – the wall onto Park Circus Lane allows the development to turn its back on the lane.

Comment: The proposal has been assessed against the design policies in Glasgow City Plan 2 and found to be acceptable. Both Historic Environment Scotland and the Glasgow Urban Design Proposal have been supportive of the design. The building design is considered to represent an appropriate response to the challenging context of the application site. The proposal represents a contemporary piece of architecture which sits comfortably in its historic setting.

3. **Strain on local services** – Approval of a proposal for so many new residents would place an additional pressure on primary school places in the area. Hillhead Primary is already oversubscribed.

Comment: Pressure on primary school places is not something which can be considered within the context of this planning application. Concerns about the issue should be raised with GCC Education Services.

4. **Safety/Crime** – Pedestrian safety will be compromised. The pedestrian route between the buildings creates a safety risk. The proposed wall along Park Circus Lane will decrease security along the lane.

Comment: The route between two buildings will be permanently lit as a result of this proposal, improving visibility and safety along for pedestrians. The applicant has submitted information to demonstrate that the passive surveillance along Park Circus Lane will actually increase as a result of this proposal.

5. **Lack of consultation with community.** Residents have not been consulted with on the proposals. Residents were also not allowed to comment on the other proposals which the Council considered.

Comment: Both the applicant and the Planning Authority have met all their statutory obligations with regards to consultation. The applicant held a very well attended public event as part of the pre-application consultation process and made significant changes to their scheme as a result of that process.

6. **Impact upon listed buildings/Park Conservation Area.** The proposed development will have a detrimental impact upon the special interest and setting of the category A and category B listed buildings on Park Circus Place, Park Circus, Park Quadrant and Lynedoch Place and detrimentally impact upon the character of the wider Park Conservation Area. The existing gardens contribute to the character of the conservation area. The change that the proposed development will have on the Park Conservation Area will make said conservation area unsustainable in its current form. The proposal replaces a vitally important aspect of Glasgow’s architectural heritage with an unsympathetic modern development. The original plan for the Park area would not have resulted in 100 flats.

Comment: The proposed development has been assessed against the relevant policies of the Local Development Plan and is considered to both preserve the setting of surrounding listed buildings and preserve the character of the Park conservation area. The existing gardens are derelict and only contribute to the conservation area in terms of the visual amenity which mature and semi-mature trees can present from a distance. There is no evidence to support the assertion that the proposed development would make the Park Conservation Area unsustainable in its current form. The assertion that the current overgrown site is a vitally important aspect of Glasgow’s architectural heritage is not a view shared by the Planning Authority and has been given little weight. It is acknowledged that the original plans for Park Quadrant would not have resulted in 100 flats however in the 150 years since their construction residential accommodation has changed considerably and the proposed number of flats in the contemporary building proposed is considered acceptable.

7. **Lack of Conservation Area Appraisal.** Glasgow City Council has not produced a Conservation Area Appraisal for the Park Conservation Area, contrary to PAN 71 – Conservation Area Management. Local residents have prepared a Study Area Appraisal document that should be used instead.

Comment: Glasgow City Council has 25 conservation areas and the process of preparing appraisals for all of them has taken a considerable time. The Park Conservation Area Appraisal is one of those which has not yet been prepared. Whilst desirable, a conservation area appraisal is not required to determine applications in conservation areas and, as documented in the above report, there have been repeated proposals for residential development on this site which have reached determination without a conservation area appraisal in place. The

above report demonstrates the significance that has been placed on the potential impact upon listed buildings and the surrounding conservation area, the efforts to establish what that character is and the steps that the applicant has then taken to design a proposal that preserves it. The Planning Authority has given due consideration to its duty of care as set out in sections 59 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The Study Area Appraisal, prepared by a resident's group specifically set up to resist the residential development proposed, only focuses on part of the Park Conservation Area and specifically omits Lynedoch Place and Charles Wilson's former Trinity College and Church, 1856. The study area's clear focus on the Park Quadrant site and lack of attention to important components of the Woodlands Hill group results in a compromised document which cannot be considered as a balanced appraisal of the Park Conservation Area.

8. **Impact upon trees/Biodiversity** The proposal includes the loss of over 100 trees. The applicant has not justified the loss of trees proposed, nor is adequate compensatory planting proposed. Development shouldn't take place as the site has remained as it is for a generation. The site should revert to its previous use rather than be developed for housing. The proposal is contrary to policies ENV 1, ENV 6 and ENV 8 of Glasgow City Plan 2. The existing site is a green lung for this part of the city. Proposals will detrimentally impact upon biodiversity through loss of habitat. Open spaces within the conservation area should be retained.

Comment: The proposal has been considered against policies ENV 6 – Biodiversity and ENV 8 – Trees, Woodlands and Hedgerows of Glasgow City Plan 2 and is considered acceptable. The site was compulsorily purchased by Glasgow City Council in 1981 for the express purpose of facilitating residential development. Glasgow City Council, as property owner, are obliged to try and deliver such a development. The assertion that this site serves as a green lung for this part of the city, when it is dwarfed in both size and in the number of trees by the adjacent Kelvingrove Park, is not a position supported by the Planning Authority.

9. **Impact of Sites of Special Landscape Importance** The proposal will detrimentally impact upon the quality, character and landscaping values of neighbouring Sites of Special Landscape Importance, including Kelvingrove Park.

Comment: The proposal has been found to comply with the requirements of Policy ENV 7 - National, Regional and Environmental Designations and is not considered to detrimentally impact upon the character and landscaping values of neighbouring Sites of Special Landscape Importance.

10. **Site is greenfield.** The site has never been developed and should be considered greenfield land. It is not designated as brownfield land in the GCVSDP 2012. The Residential designation in City Plan 2 is therefore misleading.

Comment: The site was developed as pleasure gardens at some point between 1873 and 1897 and was latterly used as a school playground. As the City Plan 2 definition of greenfield sites is "Land which has not previously been developed" the application site cannot be considered greenfield land. The Council received no comments on the lands residential designation as part of the public consultation process for Glasgow City Plan 2, nor any comments in relation to it being identified as a housing site. Similarly, no comments have been received for the site in relation to the Proposed City Development Plan consultation process which took place in the second half of 2014.

11. **Site is brownfield.** The GCVSDP directs development to brownfield land however there is a surplus of brownfield land and numerous other brownfield sites which should be developed for housing ahead of Park Quadrant.

Comment: The site was specifically acquired under compulsory purchase powers in 1981 with the purpose of facilitating residential development. It has been part of Glasgow City Councils Housing Land Supply for many years and has been designated as a residential development in successive local development plans.

12. **Transport/Parking** The proposal includes a long, circuitous vehicle access route which will be detrimental to air quality, pedestrian safety and residential amenity. The addition of 100 vehicles using the roads around park circus will put unacceptable strain on the road network and is an unacceptable increase in traffic. The proposed development will lead to an increase in parking along Park Circus Lane and defeats the purpose of the controlled parking zone. The level of parking proposed does not meet the requirements of Glasgow City Plan 2. There are existing parking problems in the area with people coming to use the park at weekends and increasing pressure on street parking used by residents, this proposal will exacerbate the issue.

Comment: The proposed vehicle access is considered appropriate by the Planning Authority and the addition of 100 vehicles to the area is considered acceptable. The applicant did explore alternative access problems however the complicated existing junction at the corner of Park Quadrant and Lynedoch Place, coupled with the multiple ownership issues in Park Circus Lane have led to the current solution. The parking levels have been assessed against policy TRANS 4 and found to be acceptable. The popularity of the Park is considered a good thing for the City of Glasgow and the controlled parking zone means that overspill car parking should not occur.

13. **Re-surfacing of Park Circus Lane** The re-surfacing of Park Circus Lane was a condition on the recommended approval for the previous application (06.03456/DC), why is the applicant not showing details of how the lane will be upgraded in this submission. The lane is in a very bad condition.

Comment: Re-surfacing of lanes was a policy requirement in Glasgow City Plan 1, the previous Local Development Plan. The multiple ownership status of most lanes led to difficulties in implementing the policy and it was dropped from City Plan 2.

14. **Air Quality** The proposal will detrimentally impact upon air quality.

Comment: Whilst the objector has offered no clear evidence that additional vehicles will lead to a detrimental impact on air quality, a condition regarding air quality has been recommended as a result of the TRANS 9 analysis above.

15. **Drainage/Flooding** Proposals will increase risk of flooding, endangering nearby premises. The existing Victorian sewage system already has issues coping with the existing buildings. It will not cope with the additional residents proposed.

Comment: Neither SEPA nor DRS Flood Risk Management have raised any objections to the proposals on this basis. The proposal complies with policies ENV 4 and ENV 5. Problems with the existing sewage network should be referred to Scottish Water.

16. **Proposal is overdevelopment**

Comment: Proposal has been assessed against Glasgow City Plan 2 and is not considered overdevelopment.

17. **Site should remain undeveloped** Various different reasons for this position have been put forward by different members of the public objecting to the application. These are;

- The submitted proposals do not match Charles Wilson's original plans.
- Charles Wilson never planned that the site should be built on.
- The original proposal involved building on the site but Charles Wilson later changed this to allow the formation of gardens for residents.
- Lynedoch Place would never have been built if Park Quadrant had been completed.
- The reference to 'the missing piece' being promoted by the developer has not been justified.

Comment: In terms of the Council's view that the application site is a housing site, it should be noted that no representations regarding the sites designation as residential were received as part of the City Plan 2 consultation process in 2008, nor have any been received as part of the consultation process for the preparation of the Proposed City Development Plan. Responding to each point in turn;

- The submitted proposals closely follow the scale massing and building lines of Charles Wilson's original form, albeit in a contemporary manner. This is considered a more appropriate form of development than any attempt to build Charles Wilson's original plans, which could well result in a poor pastiche of the existing buildings;
- Charles Wilson proposals in 1851 and the 1855 feuing plan based on his proposals for the Town Council both clearly demonstrate plans for the site to be built on;
- Charles Wilson died in 1863 after several years of failing health. The decision to convert the site into pleasure gardens was not taken until 10-25 years after his death;
- Lynedoch Place was part of Wilson's 1851 plans, although not those he prepared for the Town Council in 1855. It was built in 1873, whilst the Park Quadrant site was still undeveloped, but had not yet been set out as pleasure gardens; and
- DRS has not sought to frame any assessment of the application in terms of a "missing piece". Whilst the history of the site and original intention to develop is well evidenced, the application proposal has been

considered as a distinct piece of architecture, albeit one which has been designed from the outset to be respectful of the surrounding context.

18. **Proposal contrary to Glasgow City Plan 2** Numerous objectors refer to City Plan 2 policies considered above however the grounds of objection not yet responded to primarily concern policy RES 2 – Residential Layouts and detrimental impacts on residential amenity. Specific issues raised by objectors are;

- Privacy/overlooking – there will be a detrimental impact upon privacy for existing residents through window to window privacy failures and from the overlooking of existing gardens and backcourts;
- Daylight/Sunlight – there will be overshadowing of existing properties on Park Circus Lane, Park quadrant and Lynedoch Place and sunlight failures on Park Circus Lane as a result of the proposals;
- Noise – Noise pollution will result both during construction and subsequently from the residents/traffic proposed for the new development; and
- Visual amenity – The current site provides substantial visual amenity from Park Circus Lane and their removal will detrimentally impact upon this amenity

Comment: The issues of privacy, overlooking, daylight and sunlight have all been considered in the analysis for policy RES 2 and found to be acceptable. In terms of noise, Land and Environmental Services Public Health were consulted as part of the application process and, subject to conditions set out below, have no objection to the proposal. With regards to visual amenity, Park Circus Lane is currently in very poor condition and, whilst the visual amenity benefit from properties on Park Circus and Park Circus Place might be more pleasant, the pedestrian experience on Park Circus Lane is not. The proposed development is a high quality residential development, formed in natural stone and this too can have its own visual amenity benefits.

19. **Proposal is contrary to Scottish Historic Environment Policy (SHEP)**

Comment: The proposal has been considered against SHEP and is acceptable.

20. **Proposal is contrary to Scottish Planning Policy 2014**

Comment: The proposal has been considered against Scottish Planning Policy, which re-iterates the primacy of the Local Development Plan, and is considered acceptable. The specific paragraphs referenced by objectors only reiterate issues already considered by the Planning Authority in their assessment of the proposals.

21. **Proposal is contrary to the Glasgow and Clyde Valley Strategic Development Plan**

Comment: A large number of objectors specifically referenced section 4.64 of the plan in their representations as reasoning for the proposal to run contrary to the GCVSDP. This paragraph refers to brownfield sites and presumably relates to the assertion amongst many of the objectors that the site is greenfield land and should not be built on. This is addressed at 10 above.

22. **Proposal is contrary to the Proposed City Development Plan**

Comment: The proposal has been assessed against the draft of the Proposed City Development Plan, specifically CDP 9, and is considered acceptable.

23. **Trees have already been removed** The developer has already cut down trees on the site. This is either an illegal act or was done with the knowledge of GCC. If done with GCC consent this makes a mockery of the idea of planning impartiality.

Comment: The applicant submitted a tree inquiry, following appropriate legislative procedures, to remove some trees on the site to facilitate site investigation works.

24. **Type of accommodation proposed is unaffordable.** The luxury flats proposed will be unaffordable. What Glasgow needs is more properties for first time buyers.

Comment: Glasgow City Council does not have any policy requirements with regard to affordable housing. A large proportion of the new-build housing built in Glasgow every year is socially rented or some form of grant assisted accommodation.

25. **Surplus housing** The proposal could result in surplus housing stock.

Comment: The proposal is for a residential development by a private developer. The intention of the developer is to build and then sell the residential properties at market value. It is unclear how exactly the objector thinks this will result in surplus housing stock.

26. **Alternative proposal should be considered** The alternative application to turn this area into a public garden, pavilion and play area should be considered.

Comment: This is not a material planning consideration. No such application is before the Planning Authority for consideration, A submission from a local residents group was invalid upon receipt and subsequently withdrawn after the applicant failed to provide sufficient information to describe the development.

27. **Demolition** - The proposal will result in the levelling of a World Class piece of architecture.

Comment: This is not a material consideration. The objector has evidently misunderstood the application proposal.

CONCLUSION

The proposal, which seeks full planning permission for the erection of residential development with associated car parking and landscaping is acceptable in land use planning terms. The Planning Authority has given due care to the potential for the proposal to impact upon the setting of surrounding listed buildings and the character of the Park Conservation Area and are satisfied that the design preserves the character and special interest of the adjacent listed buildings whilst at the same time preserving the character of the Park Conservation Area. 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. As a piece of contemporary architecture, the proposed building is a distinctly sensitive response to a site which is defined by its context amongst the listed buildings of Woodlands Hill.

On the basis of the foregoing, it is recommended that planning permission be granted subject to the following conditions and the successful conclusion of a Section 69 legal agreement.

CONDITIONS AND REASONS

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

3472 - AL(0)001 - Location Plan;
 3472 AP-100 - Site Plan;
 3472 AP-110 - Ground Floor Plan;
 3472 AP-111 - First Floor Plan;
 3472 AP-112 - Second Floor Plan;
 3472 AP-113 - Third Floor Plan;
 3472 AP-114 - Fourth Floor Plan;
 3472 AP-115 - Fifth Floor Plan;
 3472 AP-116 - Roof Plans;
 3472 AP-120 - Elevations;
 3472 AP-121 - Sections 1;
 3472 AP-122 - Sections 2; and
 3472 AP-125 - Line Elevations; all submitted 09/03/2016 and
 15006_L_200 Rev E08 - General Arrangement submitted 27/05/2016

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

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

03. 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.

Reason: To ensure that local air quality is maintained.

04. The lighting design shall comply with the Scottish Executive Guidance Note 'Controlling Light Pollution and Reducing Lighting Energy Consumption', March 2007, or any update containing equivalent guidance.

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

05. The architectural lighting scheme shall not be switched on outside the following hours: -
Monday to Thursday - 1600 or sunset*, whichever is the later, to 0100
Friday to Sunday - 1600 or sunset*, whichever is the later, to 0300
*Sunset as computed for Glasgow on the website of HM Nautical Almanac Office.

Reason: In the interests of energy efficiency and limiting light pollution.

06. Light from the development 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) "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 the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

07. 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 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

08. Before any work on the site is begun, a noise survey demonstrating the impact of the proposed development on dwellings/noise sensitive premises and carried out by a method agreed with the planning authority shall be submitted to and approved in writing by the planning authority. Where the survey predicts an adverse impact on residential/noise sensitive premises, details of mitigation measures shall be specified in the survey report. The approved mitigation measures shall be completed before the use of the development commences.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

09. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

10. External materials shall be Natural sandstone, zinc, natural slate, precast sandstone, Hardwood entrance doors, PPC aluminium door surrounds, PPC aluminium spandrel panels, PPC aluminium curtain walling, PPC aluminium windows, metal railings. A sample panel of the Natural sandstone, zinc, natural slate, precast sandstone, Hardwood entrance doors, PPC aluminium door surrounds, PPC aluminium spandrel panels, PPC aluminium curtain walling, PPC aluminium windows, metal railings shall be erected for the inspection of the Planning Authority and written approval shall be obtained prior to the commencement of construction works on site. The approved sample panel shall remain in place throughout construction. Samples of the other external materials shall be submitted and approved in writing by the Planning Authority. Written approval shall be obtained before any materials are used on site.

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

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

11. Samples of the proposed hard landscaping materials will be submitted to and approved in writing by the planning authority prior to the commencement of works on site.

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

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

12. 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.

13. 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.

14. 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.

15. 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.

16. No external fittings including gas and water pipes, gas and water meter boxes, balanced flues, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, grilles or ducts shall be installed on the elevations facing Park Quadrant and Lynedoch Place.

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

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

Reason: To safeguard the setting of the listed building.

17. Safe, sheltered and secure cycle parking shall be provided in accordance with Policy TRANS 6 of the Glasgow City Plan.

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

18. Prior to the commencement of works on site detailed drawings at a scale of not less than 1/50 shall be submitted for the written approval of the Planning Authority in respect of the block size, joint sizes and coursing pattern (banded rustication at ground and first floors with polished ashlar stonework above) of the elevations to be finished in natural stone. The submitted drawings shall also indicate the cill and reveal details proposed for windows within the stonework.

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

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

19. Prior to the commencement of works on site detailed drawings at a scale of not less than 1/50 shall be submitted for the written approval of the Planning Authority in respect of the block size, joint sizes and coursing pattern for the stone wall on Park Circus Lane.

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

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

20. Drawings at a scale of not less than 1/50 which detail the arrangement of stonework, metalwork and glazing at the top of each gable elevation shall be submitted to, and approved in writing by, the planning authority prior to the commencement of this aspect of the works.

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

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

21. Detailed design drawings showing the finalised dimensions and materials of the following aspects of the proposal shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of this aspect of the works;

- Entrance porticos and bespoke door frames
- Gates for the vehicular pend
- Stone cope and decorative railings on Park Quadrant
- Decorative railings for wall onto Park Circus Lane
- Projecting balconies on rear elevation
- Lighting columns on Park Circus Lane

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

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

Reason: In order to inform new residents of sustainable transport options in the locality.

23. Each off-road car parking space shall be allocated to a specific flat, with flats without an allocated off-road car parking space sold on a "car free" basis; this will be written into the deeds and be applicable for all future owners. Details shall be submitted to, and approved in writing by, the planning authority prior to the occupation of any of the dwellings hereby consented.

Reason: To ensure the effective allocation of car parking spaces to residents.

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

24. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 10.19 of the Glasgow City Council Roads Development Guide.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

25. Prior to the commencement of works on site, the applicant shall submit details of the proposed re-surfacing of the footpath at the western end of the site

Reason: In the interests of pedestrian safety.

26. Prior to the commencement of works on site, drawings demonstrating the provision of facilities for outside clothes drying shall be submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that the residential accommodation minimises environmental impacts and corresponds with adopted Local Development Plan policy.

27. Details of a location for a communal satellite dish shall be submitted to, and approved in writing by the planning authority and each dwelling will be provided with a connection to the communal dish. Thereafter, no further satellite dishes shall be permitted on the external elevations of the development hereby approved.

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

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

28. Prior to the commencement of any drainage works on site, the applicant will provide the Planning Authority with written confirmation of Technical Approval (or similar confirmation of the proposed drainage connection) from Scottish Water, along with a copy of the approved drainage drawings.

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

Reason: In the interests of pedestrian and vehicular safety.

29. Details of the final drainage design and SUDS (Sustainable Urban Drainage Systems) features shall be submitted and approved in writing by the planning authority prior to the commencement of works on site.

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

Reason: In the interests of pedestrian and vehicular safety.

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. 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.
02. 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.
03. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
04. Although there is a possibility of contamination on all or part of the application site, the planning authority has determined the application only on the basis of information available to it. This does not mean that the land is free from contamination and responsibility for safe development and secure occupancy of the site rests with the developer.
05. The applicants are reminded of the following policies of Land and Environmental 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.
06. 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

07. Before the lighting system is installed, 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 light pollution condition.
08. Before the use commences, the applicant should, following the testing of the installed 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.
09. 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.
10. 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.
11. The developer should advise each prospective purchaser that residents in 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.
12. Slate selection should be undertaken in consultation with a roofing specialist. A slate type of top quality, grade A, as certified by the Normes Françaises (NF) (the French standards) should be selected to ensure long lifespan.
13. The existing Traffic Regulation Order (TRO) can be updated / amended to accommodate more direct access to the development. Through the Section 56 application process for the approval of works on the public (adopted) road, the applicant can arrange for Land & Environmental Services to promote any necessary amendments to the existing TRO (the costs of which will be recharged to the developer).
14. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
15. Early engagement should be undertaken with Land & Environmental Services (Roadworks Control) on agreeing a suitable construction methodology / mitigation strategy.
16. 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
17. The applicant is advised to consider the provision of electric car charging points in the car park layout. Whilst not a current policy requirement, the provision of charging points (or even the underlying infrastructure) in the initial construction of the development will be of benefit to future residents and align with existing and future sustainable transport priorities.

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)

for Executive Director of Development and Regeneration Services

DC/ DRU/k1
07/06/2016

PLEASE NOTE THE FOLLOWING:

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