

26 April 2021



Planning & Building Standards
231 George Street
GLASGOW
G1 1RX

Dear Sir/Madam

Land at Fulton Street, Glasgow
Application for Planning Permission in Principle for proposed residential development

On behalf of Fairbright Homes Ltd ("The Client") we are instructed to submit an application for Planning Permission in Principle in relation to a vacant site at Fulton Street, Glasgow. The proposal is for the development of the site for flatted residential use and the application is supported by the following:

- S2015-34 - SK100 - Location Plan
- S2015-34 - SK101B - Indicative Development Plan
- Local Greenspace Appraisal

Site background and context

The site comprises a brownfield site of approximately 0.253ha. It lies adjacent to the former Temple Primary School, which is now occupied by Little Me Nursery. The site forms what was the outdoor space associated with the school and has been fenced off and left vacant since 2007. Residential properties lie to the north and south of the site with small commercial units and further residential uses to the east on Linden Place.

The site is not within a Conservation Area, but the former school building to the west is C Listed (LB43039).

Proposed development

The proposed development comprises the redevelopment of this brownfield site to provide approximately 24 flats. As this application is for Planning Permission in Principle an indicative layout is included to give an indication of what could be achieved on the site. This shows the 24 flats within 2 blocks, which each block accommodating 12 flats over 4 storeys but is of course subject to change in any subsequent Matters Specified by Condition application.

The scale and massing of a four storey development would accord with the existing buildings in the surrounding area which are predominantly four storey tenements.

The proposed access and egress point would be from Fulton Street and indicative parking is shown for 24 cars with an area for bin storage and cycle parking also accommodated.

Development plan and other material considerations

The Development Plan for the site comprises the Clydeplan Strategic Development Plan (2017) and the Glasgow City Development Plan (2017).

Clydeplan Strategic Development Plan (2017)

This document is a high-level spatial plan with a land use vision for the city-region centred on Glasgow and the wider Clyde Valley area. This includes providing a policy framework to help deliver sustainable economic growth, shape good quality places and enhance the quality of life in the Glasgow and Clyde Valley region.

The SDP's vision for the Clydeplan area is to create a resilient, sustainable compact city region attracting and retaining investment and improving the quality of life for people. The proposed development is not considered a strategic scale development, as defined by Schedule 14 of the SDP. The SDP does contain a number of policies relevant to the assessment of residential development in terms of placemaking and delivery of new homes.

Policy 1 states that new development should contribute towards the creation of high-quality places across the city region and should take account of the Placemaking Principles set out in Table 1 of the SDP, namely distinctive, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient. The proposed development will bring a long term vacant brownfield site back into active use with high-quality residential development. The final design of the development would be submitted as part of the Matters Specified in Conditions (MSC), and would be in accordance with the placemaking principles outlined within Policy 1.

Overall in terms of the SDP, the proposal is in accordance with the vision and spatial strategy through providing new, high quality homes on a brownfield site in an accessible urban location. The proposed development will redevelop a long term vacant brownfield site and will complement the surrounding areas.

Glasgow City Development Plan (2017)

The CDP sets out the Council's land use strategy and provides the basis for assessing planning applications. The aim of the CDP is to create and maintain a healthy, high quality place and to develop a compact city form that supports sustainable development. The CDP sets out a strategy that seeks to deliver the following four strategic outcomes:

- A vibrant place with a growing economy.

- A thriving and sustainable place to live and work;
- A connected place to move around and do business in; and
- A green place.

Through the pre-application process, the Planning Officer confirmed that the following policies of the CDP would need to be addressed through the planning application. We respond to each of these in turn below.

The site is within the general residential area within the Glasgow City Plan which means that redevelopment for residential accommodation should be supported in principle.

CDP1 / SG1 The Placemaking Principle - Policy CDP1 states that new development should achieve the following six qualities of place; distinctive; safe and pleasant; easy to move around and beyond; welcoming; adaptable; and resource efficient. The proposed development will deliver a sustainable residential development on a long term vacant brownfield site within a high public transport accessibility, residential area. The proposed development will bring a vacant and derelict site into effective use, as supported by Policy CDP1. Other elements of this policy will be dealt with through the detailed design at the MSC application stage.

CDP 2 – Sustainable Spatial Strategy - CPD2 states that the council will continue to focus on the regeneration of the existing urban area to create a sustainable city. In doing so, the council will support new development proposals that utilise brownfield sites in preference to greenfield sites. CDP2 also supports new development which supports higher residential densities in sustainable locations. The development is proposed within a high accessibility area where higher density residential development is supported in principle to encourage sustainable living. In addition, the site benefits from close proximity to amenities. It is therefore considered that the proposed development complies with Policy CDP2.

CDP 5 / SG 5 – Resource Management - SG5 sets out that the Scottish Government has ambitious targets for reducing energy consumption and increasing energy use from renewable sources. Policy CDP5 states that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection and should also be designed to reduce the need for energy from the outset. This should be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials to drive down energy consumption within the building over its lifespan. This will be dealt with through the MSC application.

CDP 6 / IPG 6 – Green Belt and Green Network - The Council adopted its Open Space Strategy in February 2020. Alongside this the Open Space Map is an audit of the City's open spaces. The interactive map illustrates the amount, type and distribution of open spaces which are protected under the City Development Plan. The site is referenced as SAPF015 - 6.51 Sports Areas - Playing Field. However, the site is in private ownership and there is no public access. As set out above the site has been vacant since 2007 and is an eyesore in the area. In order to respond comprehensively to this policy, Fairbright Homes Limited commissioned Hirst Landscape Architects to undertake a Local Greenspace Appraisal and it is submitted in support of this application.

CDP 9 / SG 9 – Historic Environment – Policy CDP9 Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow’s heritage assets by providing clear guidance to applicants. The council will assess the impact of proposed developments and support high quality design that respects and compliments the character and appearance of the historic environment and the special architectural or historic interests of its listed buildings and conservation areas. Given the presence of the C Listed building to the west of the site, the detailed design at the MSC stage would take cognisance of the sensitive location and respond accordingly.

CDP 10 / SG 10 – Meeting Housing Needs – CDP10 aims to ensure that the City’s growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. It sets out the housing land requirement for Glasgow until 2025. The redevelopment of this site for a small housing development will contribute towards this aim.

CDP 11 / SG 11 – Sustainable Transport - Policy CDP11 aims to ensure that Glasgow is a connected city, characterised by sustainable and active travel by supporting better connectivity by public transport, discouraging non-essential car journeys, encouraging opportunities for active travel, reducing pollution and other negative effects associated with vehicular travel and optimising the sustainable use of transport infrastructure. In relation to new developments, policy CDP11 states that the council will direct major development to locations well served by existing public transport services and active travel routes.

The site is within an area of base public transport accessibility, as defined by SG11 and is confirmed to be acceptable for residential development.

Summary

The principle of residential development in this location is in accordance with the provisions of the Development Plan and there are no material considerations which indicate otherwise. The proposal meets the requirements of the above policies and in particular CDP 6 / IPG 6 – Green Belt and Green Network, as demonstrated in the Local Greenspace Appraisal.

We look forward to the application being validated and would of course be happy to discuss any aspect of the application further.

Yours sincerely



Katherine Sneedan MRTPI
Director