

30 Finnieston Street, Glasgow

Pre-Application Consultation Report



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1. Introduction

- 1.1. This Pre-Application Consultation (PAC) Report has been prepared on behalf of **AR Finnieston Ltd** ('the Applicant') in support of an application to Glasgow City Council (GCC) for Planning Permission (FUL) for erection of residential led mixed use development including Class 1 (Retail), Class 2 (Financial & Professional), Class 3 (Food & Drink) and Class 11 (Leisure) with associated access, landscaping, parking and infrastructure on land at **30 Finnieston Street, Glasgow** (ePlanning Reference: 100394113-001).
- 1.2. The proposals represent the culmination of an in depth assessment of the current retail warehouse units and associated car park and its future role within Finnieston. The resultant vision seeks to adopt a placemaking approach which will replace the existing car park with a new urban block with active frontages to both Minerva Street and Finnieston Street, comprising commercial/retail use at ground floor with flatted development above.
- 1.3. The proposals will also facilitate the careful demolition of the existing retail unit (PC World) located nearest Finnieston Street, relocating the car park to this location and refurbishing the remaining retail unit (formerly Staples), to accommodate a new high quality food store outlet (Lidl). The initial stages of this are already underway with the Lidl store opening in November 2020 utilising the existing shop entrance and car park on a temporary basis.
- 1.4. The full detail of the proposals is set out within the submitted **Planning Statement** and associated **Design & Access Statement**.

The Site

- 1.5. The application site is located on the west side of Finnieston Street at the junction intersection with Argyle Street and Minerva Street. The site is currently occupied by two retail units and the associated car park, and extends to approximately 0.9 hectares (2.4 acres).
- 1.6. The site is bound to the north Minerva Street, to the east by Finnieston Street, to the south by a car dealership and to the west by residential development business uses. The access for pedestrians and vehicles is taken from Finnieston Street, with a car park screening by railings and planting.

- 1.7. The St Vincent Crescent Conservation Area boundary is adjacent to the Minerva Street boundary of the site and is part of the key gateway into the wider Conservation Area. The area of trees which bounds the site and is currently utilised as a screen for the car park is also identified as being amenity greenspace.

Major Development Threshold & Legislative Requirements

- 1.8. Due to the quantum of residential units proposed, the planning application is classified as a 'Major Development', as per the provisions of the Hierarchy of Development (Scotland) Regulations 2009. These Regulations specify that development proposals that involve 50 residential units or more are 'Major'. This classification introduces the requirement for the Applicant to follow certain procedures prior to the submission of a planning application, as detailed in Section 2 of this report.
- 1.9. This PAC Report sets out the pre-application consultation that has been carried out in accordance with the statutory requirements of the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
- 1.10. The consultation exercises undertaken in respect of this application were carried out in line with the guidance contained in Planning Advice Note 3/2010 Community Engagement. This PAC Report has been prepared in accordance with the policy contained in the Scottish Government Circular 3/2013 'Development Management Procedures'.
- 1.11. This report details the consultation undertaken in relation to this application and provides a summary of the information obtained and how the findings of the consultation activities have influenced the application.

2. Statutory Consultation Requirements

2.1. The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 set out the various requirements that need to be followed when submitting planning applications. For all 'Major Development' proposals, an Applicant must first submit a Proposal of Application Notice (PAN) to the relevant planning authority, advising of the proposed planning application and seeking agreement on the scope of pre-application consultation proposed.

2.2. Planning Advice Note 3/2010 details the pre-application consultation requirements placed on prospective applicants at Paragraph 40. It states:

"Where pre-application consultation is required, the prospective applicant must send a proposal of application notice to the planning authority at least 12 weeks before submitting an application for planning permission. They must also send a copy of this notice to relevant community councils. The notice will contain:

a) general description of the proposed development;

ii) the address of the site (if it has one);

iii) a plan showing the outline of the site;

iv) contact information for the developer; and

v) a description of what consultation the developer is going to undertake, when it will take place, with whom and what form it will take."

2.3. Circular 3/2013 states that the purpose of the PAC report is to confirm that pre-application consultation has taken place in line with statutory minimum requirements and any further requirements set by the planning authority in its response to the PAN. Circular 3/2013 confirms that in considering any subsequent application, the report is not likely to have a significant role, unless it identified issues or contains information which could be considered a material consideration in terms of the 2006 Act and to which the planning authority should give weight in determining the application. Table 1 sets out the minimum content of a PAC report as suggested by Circular 3/2013 and identifies the sections of this report which address the minimum suggested content of a PAC report.

Table 1: Suggested Minimum content of a PAC report and reference to the relevant PAC Report Section

Circular 3/2013 Suggested Minimum Content of a PAC Report	Relevant PAC Report Section
Specify who has been consulted	Sections 2 & 3
Set out what steps were taken to comply with the statutory requirements and those of the planning authority	Sections 2 & 3
Set out how the applicant has responded to the comments made, including whether and the extent to which the proposals have changed as a result of PAC	Section 4
Provide appropriate evidence that the various prescribed steps have been undertaken – e.g. copies of advertisements of the public events and reference to material made available at the events	Appendices
Demonstrate that steps were taken to explain the nature of PAC, in particular that it does not replace the application process whereby representations can be made to the planning authority	Section 2 & Appendices 5 and 8

Proposal of Application Notice (PAN)

- 2.4. The formal pre-application process began following the submission of a PAN and site location plan to the Council on 16 November 2020. The submitted PAN is provided in Appendix 1.
- 2.5. A copy of the PAN and a Briefing Note was submitted to the four Ward Councillors and to Anderston Community Council and Yorkhill & Kelvingrove Community Council. A copy of the emails/letters sent to the Ward Councillors and the Community Councils is contained in Appendix 2 while Appendix 3 sets out the content of the Briefing Note provided to stakeholders alongside the PAN. In addition, both the local MP and MSP were contacted regarding the proposed development alongside the St Vincent Crescent, Corunna and Minerva Street Residents Association.

- 2.6. The Council confirmed that the PAN met the legislative requirements on 11 December 2020 (Appendix 4) and was registered as 20/03083/PAN. Here, it was further confirmed that an application for the above proposed development cannot be submitted for at least 12 weeks from the date of receipt of the Proposal of Application Notice (in this case from 10 February 2021 onwards).
- 2.7. In light of the COVID-19 emergency, the proposed public event could not be held in person without posing a significant risk to public health. As such, The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 suspended the requirement for a public event and instead required applicants to hold an online public consultation event. These regulations came into effect on 24 April 2020.
- 2.8. Consequently, an online public consultation event was to be hosted at www.finniestonstreet.com on 10 December 2020. The format of the online website and consultation was agreed with Glasgow City Council in advance.
- 2.9. In accordance with the statutory requirements, a newspaper advert setting out details of the online pre-application consultation event was published. The newspaper advert appeared in the Glasgow Evening Times on 2 December 2020, in advance of the online public event. The content of the newspaper advert was also in line with the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020. A copy of the newspaper advert is set out in Appendix 5.
- 2.10. The newspaper advert set out details about the proposed development, the Applicant, the time and website address of the pre-application consultation event and confirmed that anyone who wished to make representations to the Applicant on the proposed development should do so in writing by 24 December 2020, with responses to be sent to the specified email address (consultation@finniestonstreet.com). The advert also specified that written representations at this stage were not representations to the Council, and an opportunity to make formal representations to the Council would exist when a formal planning application was made.

3. Consultation Undertaken

- 3.1. This section sets out the engagement that was carried out at the pre-application consultation phase and during the preparation of the application.

Pre-application Meetings

- 3.2. The Applicant has been in pre-application discussions with Glasgow City Council since late 2019.
- 3.3. Since the PoAN was lodged, a number of pre-application meetings have been held with Glasgow City Council and its officers (namely Ken Clark, Group Manager; David Russell, Planning Officer; Raffaele Esposito, City Design Manager; and Matthew Finkle, Landscape Officer).
- 3.4. The purpose of these meetings was for discussion to take place around the proposals for the Site including the landscaping/public realm proposals and discussion on a number of design matters (i.e. height, materials, access).
- 3.5. The engagement undertaken with Glasgow City Council helped refine the scheme and establish the necessary input and technical reports the planning application required prior to submission.
- 3.6. A further meeting was held in February 2021 with Jan Boyd (Senior Project Officer, Sustrans) who was embedded within Glasgow City Council at the time. Jan was the embedded officer on the Yorkhill and Cycling Village proposals and liaised directly with the Development Trust set up to take forward the wider aspirations set out in the proposals. Discussions took place surrounding the Development Trusts aspirations for public realm/cycle lane improvements along Minerva Street and the junction at Minerva Street, Argyle Street and Finnieston Street.

Stakeholder Virtual Briefings

- 3.7. A briefing note accompanied the PoAN that was issued setting out that the Applicant welcomed the opportunity to hold virtual briefings with stakeholders in advance of the online public event to set out the proposals for the Site.
- 3.8. Three separate stakeholder virtual briefings were organised and held as follows:

- Anderston Community Council - 7 December 2020;
- Yorkhill & Kelvingrove Community Council and St Vincent Crescent, Corunna & Minerva Street Residents Association – 7 December 2020
- Local Ward Councillors (Bolander, Millar and Braat) – 8 December 2020

3.9. The virtual briefings were constructive discussions on what was being proposed both at the site and the proposals to improve the surrounding public realm and junction. The virtual briefings allowed the opportunity for stakeholders to provide initial comments on what had been presented and ask interim questions of the Applicant. The discussion points have been duly considered as the scheme design has evolved alongside the proposals for the wider public realm improvements which are also being advanced with Glasgow City Council.

Online Public Event

- 3.10. Savills, on behalf of the Applicant, organised an online public event at www.finniestonstreet.com on 10 December 2020. The project team were available to engage with members of the public and answer any questions between 3-6pm via a live chat function.
- 3.11. In advance of the online public event, flyers were distributed to properties and businesses surrounding the site (see Appendix 6). The flyers provided information on the date, time and purpose of the online public event. Over 250 flyers were circulated to local residents and businesses.
- 3.12. The online public event provided an opportunity for the local community and all other interested parties and stakeholders to view further information on the proposed application; discuss matters of interest/concern; and, communicate support for and/or raise any issues they may have with the proposed development.
- 3.13. Online feedback forms were available for completion by website visitors. The feedback forms offered the attendees the opportunity to provide formal comments.
- 3.14. The online feedback forms clearly state that any comments made through the pre-application consultation process are not representations to Glasgow City Council and would not be considered as part of any future application. The online feedback forms advise that there will be an opportunity to make formal representation to the Council once the application has been submitted.

4. Feedback from the Consultation Event

- 4.1. An online public consultation event was hosted at www.finniestonstreet.com on 10 December 2020. The project team were available to engage with members of the public and answer any questions between 3-6pm via a live chat function.
- 4.2. The event was publicised in the Glasgow Evening Times on 2 December 2020 (Appendix 5). To maximise the awareness of the online public event to ensure a wider audience could be reached a significant quantity of flyers were distributed to local residents and businesses in advance of the online public event.
- 4.3. The online public exhibition provided an opportunity for members of the public and community representatives to view display boards showing information about the proposed development. A copy of the presentation boards from the online consultation are included in Appendix 8. The online event provided an opportunity for attendees to discuss the development proposal in detail with the project team, via the live chat function, prior to the application being submitted.
- 4.4. The following exhibition boards were displayed which offered explanation of the proposal:
- Project Introduction
 - The Site
 - Site Analysis
 - The Vision
 - Design Proposal
 - Existing Landscape Context
 - Proposed Landscape Context
- 4.5. The online public consultation was well attended with approximately 247 attendees visiting the website on 10 December 2020 with a further 348 visits up until 24 December 2020. Feedback from the consultation event was collated via online feedback forms which were either submitted on the day, or completed following the event. Feedback forms could be completed up until the 24 December 2020.
- 4.6. In total, 17 feedback forms were returned from the online consultation event, all from local residents or those employed locally. A copy of the form is contained in Appendix 7, while Table 2 includes a summary of the comments received.

- 4.7. Additional feedback was received via email from both the St Vincent Crescent, Corunna & Minerva Street Residents Association and Yorkhill & Kelvingrove Community Council following the online consultation event.
- 4.8. A number of key points were raised in relation to scale, design, existing trees and proposed commercial units. Table 2 groups the key themes communicated to the team by respondents and provides more detail on how these have been considered within the planning submission:

Table 2: Summary of Public Comments and Considerations

Key Issue	Public Comments	Consideration in the Planning Submission
Scale	Comments noted the development was of a considerable scale and it is important to ensure it does not impose itself over adjacent tenement buildings.	The roof element has been simplified by incorporating a pitched roof feature and reducing the number of projecting roof bays. The height is stepped down along Minerva Street and mirrors height of adjacent building.
Design	Comments noted a preference for the corner of the building to be curved to match existing and proposed buildings at the Argyle Street junction.	The corner of the proposed building has introduced a curve element to the lower floors to better reflect the surrounding architecture and improve the quality of design.
Materials	Comments noted a desire for high quality materials to be used on the main elevations which would be befitting of the Conservation Area.	High quality materials are proposed including natural stone quality facing brick and high quality cladding systems.

Existing Trees	Trees along Minerva Street are currently located within the St Vincent Crescent Conservation Area. They are protected by TPO and should be retained.	The trees are proposed to be replaced. A significant betterment proposal for public realm works and enhanced street tree planting is being put forward to mitigate the loss of these trees.
Public Realm Improvement	Local stakeholders do not want or foresee a cycle lane being brought forward down the south side of Minerva Street (contrary to the Cycling Village proposal). Appropriate street tree planting could help soften the streetscape.	Design & Access Statement & Public Realm Plan – provision of enhanced user friendly pedestrian environment with widened pavements, appropriate street planting, street furniture, paving etc.
Impact on surrounding properties	Potential impacts on sunlight/daylight which could adversely affect existing residents on the north side of Minerva Street.	Daylight Impact Assessment has been submitted. Results confirm that the massing of the proposed development fully complies with BRE design guidance.
Car parking provision	Pre-existing public parking issues within the wider area and future residents would not necessarily be eligible for a car parking permit. Attendees requested 100% car parking provision. Provision of electric vehicle charging points was queried and suggested.	It is considered the current provision of 50 spaces (32%) for the residential development is suitable given the site is within a high accessibility area for public transport. The residential development will have 100% passive provision to facilitate ease of conversion to active spaces as requirements emerge.

		In the interests of sustainable development and encouraging reduced private car use, the proposed car parking provision has been agreed with GCC and is considered appropriate for sites location.
Proposed Ground Floor Uses	Ground floor commercial units were welcomed along Finnieston Street. Concerns raised that Minerva Street is residential in character and not suitable for ground floor commercial units.	<p>Commercial units along Finnieston Street have been retained.</p> <p>Minerva Street frontage is located within Cranstonhill/Yorkhill Local Town Centre whereby commercial uses are deemed acceptable. Commercial units proposed on this frontage are designed to mirror the pre-existing ground floor commercial units on the north side of Minerva Street.</p> <p>Ground floor commercial units will contribute towards local employment opportunities and vibrancy.</p>

4.9. The level of website traffic during the online public event was expected and feedback has identified a number of issues and concerns surrounding the proposed development, as summarised in Table 2 above. The table demonstrates where these issues have been considered within the planning submission.

4.10. Perceived impacts on the Conservation Area and surrounding residential properties were identified by the local community as a key concern. This relates predominantly to the proposed scale, design and intended materials on the development along Minerva Street. Notwithstanding, the proposals have been carefully

designed and further iterative changes made to take due cognisance of the Conservation Area and surrounding properties to limit any adverse impacts upon them. The proposals seek to establish a building which contributes positively to this strategic gateway location.

- 4.11. Concerns were also raised with removal of the existing trees and planting that currently bound the car park to enable the proposed development to come forward. Constructive feedback was received which was supportive of providing an enhanced public realm and streetscape which seeks to include replacement street tree planting while making the wider gateway junction into the Conservation Area more striking and pedestrian friendly. There was clear opposition from the feedback received to the inclusion of a cycle lane along Minerva Street and the subsequent public realm proposals prepared take these comments on board whilst allowing a cycle lane to be introduced if this position changes in future.
- 4.12. Having analysed the responses to the proposed development from the local community and pre-application discussions with Glasgow City Council, the proposals have been evolved to improve the wider scheme as per comments received. These design changes have sought to address the concerns that were raised through the consultation process. Further analysis and consideration is included as part of the accompanying technical submission, most notably within the Design & Access Statement, Daylight Assessment and the Planning Statement.

5. Conclusions

- 5.1. The Applicant has carried out the statutory pre-application consultation associated with the Proposed Development in accordance with the relevant Regulations and in agreement with the Council. The PAN was submitted and agreed with the Council in advance of the online public event and the required newspaper advert was published at the appropriate juncture in the process.
- 5.2. Approximately 247 people visited the online consultation event held on 10 December 2020 with a further 348 visits up until 24 December 2020. Following this, some 17 completed online feedback forms were received which provided constructive feedback to inform the design evolution going forward. Additional feedback was received via email from the St Vincent Crescent, Corunna & Minerva Street Residents Association and Yorkhill & Kelvingrove Community Council following the online consultation event.
- 5.3. The comments received have been analysed and given due consideration by the Applicant in finalising the development proposals. Cross references to where certain issues were raised and how these have been addressed by the planning submission are provided in Table 2.
- 5.4. Having analysed the responses to the proposed development from the local community and pre-application discussions with Glasgow City Council, the proposals have been evolved to improve the wider scheme as per comments received. These design changes have sought to address the concerns that were raised through the consultation process. Further analysis and consideration is included as part of the accompanying technical submission, most notably within the Design & Access Statement, Daylight Assessment and the Planning Statement.
- 5.5. As such, it is concluded the Applicant has undertaken a robust engagement approach with all relevant stakeholders to help shape the final design of the proposed development.

Appendices

Appendix 1 Submitted PAN

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

To be completed for all developments within the national or major categories of development

Name of Council Glasgow City Council
Address 231 George Street
Glasgow
G1 1RX

Proposed development at [Note 1] 30 Finnieston Street, Glasgow, G3 8JU

Description of proposal [Note 2] *Erection of residential led mixed use development including Class 1 (Retail), Class 2 (Financial & Professional), Class 3 (Food & Drink) and Class 11 (Leisure) with associated access, landscaping, parking and infrastructure.*

Notice is hereby given that an application is being made to

[Note 3] Glasgow City Council Council by [Note 4] AR (Finnieston) Ltd

Of [Note 5]
c/o Savills, 163 West George Street, Glasgow, G2 2JJ

In respect of [Note 6] Online Interactive Public Exhibition

To take place on [Note 7] 10th December 2020 (3pm-6pm) on www.finniestonstreet.com

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Lord Provost Philip Braat, Bailie Christy Mearns, Councillor Eva Bolander and Councillor Angus Millar
Anderston Community Council (the site is located within the Anderston Community Council administrative area) and Yorkhill & Kelvingrove Community Council
Sandra White MSP and Alison Thewlis MP

[Note 9] For further details contact Craig Gunderson

on telephone number [REDACTED]

And/or at the following address Savills, 163 West George Street, Glasgow, G2 2JJ

[Note 10] I certify that I have attached a plan outlining the site

Signed [REDACTED]

On behalf of AR (Finnieston) Ltd

Date 16/11/20

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

NOTES FOR GUIDANCE

- [Note 1] – Insert postal address or location of proposed development
- [Note 2] – Insert description in general terms of the development to be carried out.
- [Note 3] – Insert Council name.
- [Note 4] – Insert name of applicant and/or agent
- [Note 5] – Insert applicant's and/or agent's postal address
- [Note 6] - Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting
- [Note 7] – Insert date and venue of consultation
- [Note 8] – Insert list of those groups who have been invited to attend
- [Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)
- [Note 10] - Attach plan that outlines the location of the proposed development and is sufficient to identify the site

Pre-application Consultation (PAC)

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

Submission of an Application after Pre-application Consultation Notice

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

Additional consultation activity (responding to the Proposal of Application Notice)

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

Minimum consultation activity

Consultation with community councils - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

The public event - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you may be asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

Appendix 2

Email to Community Councils and Councillors Containing PAN

Craig Gunderson

From: Craig Gunderson
Sent: 16 November 2020 17:26
To: [REDACTED]
Cc: Alastair Wood (a [REDACTED])
Subject: PoAN Submission - 30 Finnieston Street, Glasgow
Attachments: 20 11 16 PoAN Form.pdf; 20 11 16 Location Plan with PAN Boundary.pdf; 20 11 16 Briefing Note - Anderston CC.PDF

Dear Anderston Community Council

On behalf of our clients AR (Finnieston) Ltd, we hereby write to advise that a Proposal of Application Notice (PoAN) has been submitted to Glasgow City Council with regard to a mixed use development proposal at 30 Finnieston Street, Glasgow (PoAN form, site location plan, and associated briefing note attached).

An online public consultation event is planned for Thursday 10th December 2020 at www.finniestonstreet.com.

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH



Tel : [REDACTED]
Mobile : [REDACTED]
Email : [REDACTED]
Website : [REDACTED]



Before printing, think about the environment

Appendix 3 Briefing Note

16th November 2020

Delivered by email

Dear Ms Neilson

**Future Planning Application and Submission of Proposal of Application Notice
30 Finnieston Street, Glasgow, G3 8JU**

I am writing to you in your capacity as the Chair of the Anderston Community Council, to keep you informed of our developing proposals for 30 Finnieston Street, Glasgow.

The application site is located on the west side of Finnieston Street at the junction intersection with Minerva Street. The site is currently occupied by two retail units and associated surface car parking.

Ambassador Group acquired the site in 2019. Since then we have engaged with a project team of local architects and planners to devise proposals to better utilise the existing site. We are currently engaged in pre-application discussions with Glasgow City Council and have received positive and constructive feedback to date.

As a result, we have now submitted the Proposal of Application Notice (PAN) for a new mixed use development including residential and retail. The design solution adopts a placemaking approach to this strategic corner site, replacing the existing car park with a new urban block with active frontages to both Minerva Street and Finnieston Street, comprising commercial/ retail use at ground floor with flatted development above.

The proposals will be facilitated through the careful demolition of the existing retail unit located nearest to Finnieston Street, relocating the car parking to this location and refurbishing the remaining retail unit to a new high quality food store outlet with a new entrance frontage.

The residential component of the development, which will face Minerva Street and part of Finnieston Street, is anticipated to comprise a mix of 1, 2 and 3 bed properties.

There are a number of trees within and bounding the site. An opportunity exists to significantly enhance the neighbouring streetscape and public realm by providing suitable landscaping that fits with the character of the surrounding area including the St Vincent Crescent Conservation Area. As such, the draft design has been informed by a tree survey and has been developed by a landscape architect.

The submission of the PAN has initiated consultation with stakeholder groups and local residents, including a public consultation event. Given the current circumstances due to the COVID-19 pandemic, this public consultation event will be held as an online exhibition. More details on the consultation arrangements are provided in the PAN, which has been issued to Glasgow City Council, Local Councillors and the Community Councils.

We understand that the information above is likely to generate a number of questions from the Community Council and we would welcome an opportunity to arrange a video conference call with you to provide further clarification. I would be grateful if you can share this message with your fellow residents/members.

Yours sincerely

Gordon Coster
Ambassador Group

Appendix 4

PAN Registration Letter



Executive Director
Richard Brown

Development and Regeneration
Services
Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0141 287 8555
Fax 0141 287 8444

Savills
163 West George Street
GLASGOW
G2 2JJ

Our ref: DECISION
GCC Application Ref: **20/03083/PAN**

11 December 2020

Dear Sir/Madam

SITE: 30 Finnieston Street Glasgow G3 8JU

PROPOSAL: Erection of residential led mixed use development including Class 1 (Retail), Class 2 (Financial & Professional), Class 3 (Food & Drink) and Class 11 (Leisure) with associated access, landscaping, parking and infrastructure.

Your Proposal Of Application Notice, **20/03083/PAN**, received on **17 November 2020** is considered to be **satisfactory**.

The notice has been placed on the list of applications where it will remain for as long as it is current.

You are reminded that a period of at least 12 weeks must elapse between giving the notice and submitting any such application. During that time, the required pre-application consultation must take place. The planning application must be accompanied by a pre-application consultation report. An application which does not include the required report is invalid and the Council must decline to determine it. Before doing so, the Council may request additional information. If the Council declines to determine your application, it will advise you of the reason for its opinion that you have not complied with the pre-application consultation requirements.

Glasgow City Council offers processing agreements for all major applications. It is assumed that you will wish to take up this offer unless you formally choose not to do so. I suggest that you should contact the case officer to discuss this process as soon as possible, and to confirm whether you wish to take up this offer.

Should you require any additional information regarding the decision, please contact the case officer **David Russell** on direct phone **0141 287 6034**, or email **david.russell2@drs.glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

for Executive Director of Development and Regeneration Services

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant

Proposed development at (a)

.....

for (b)

.....

.....

A public meeting will be held at (c)

.....

Further information may be obtained from (d)

.....

Persons wishing to make comments on the proposal should do so by (e).....

to (f).....

.....

This notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.

Signed

*On behalf of

Date

* Delete where inappropriate

- (a) Insert address or location of development with sufficient precision to ensure identification of it.
- (b) Insert details of the proposed development.
- (c) Insert date, time and location of public meeting.
- (d) Insert details as to where further information may be obtained concerning the proposed development
- (e) Insert date by which comments on the proposal should be made
- (f) Insert details of how and to whom comments on the proposals should be made

As from 6 April 2009

Glasgow – Proud Host City of the 2014 Commonwealth Games

Appendix 5

Newspaper Press Advert

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

Notice under regulation 7(2)(b) Pre-application consultation
by the prospective applicant

Proposal: *Erection of residential led mixed use development including Class 1 (Retail), Class 2 (Financial & Professional), Class 3 (Food & Drink) and Class 11 (Leisure) with associated access, landscaping, parking and infrastructure.*

Site Location: 30 Finnieston Street, Glasgow, G3 8JU

An online public consultation will take place on Thursday 10th December 2020 at the following address:

www.finniestonstreet.com

The project team will be available for an interactive question and answer session (via online web chat) between 3-6pm on Thursday 10th 2020 at the above website address.

Those willing to make comments on the proposals may do so at the above website and/or in writing to consultation@finniestonstreet.com and no later than 24th December 2020.

This notice does not relate to a planning application. Comments on the consultation event should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. As part of any future planning application subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time, with a corresponding opportunity to make formal representations regarding the proposal.

The above information is in line with the Town and Country Planning (Temporary Miscellaneous Modification) (Coronavirus) (Scotland) Regulations 2020.

Savills (UK) Limited
On behalf of AR (Finnieston) Ltd

Appendix 6 Public Event Flyer

INVITATION

ONLINE PUBLIC CONSULTATION EVENT

We are keen to get your views on the proposal for:

Erection of residential led mixed use development including retail, financial & professional, food & drink and leisure with associated access, landscaping, parking and infrastructure at 30 Finnieston Street, Glasgow, G3 8JU.



The Online Public Consultation Event will take place on :-

Thursday 10th of December 2020 between 3:00pm - 6:00pm

Due to current Covid-19 restrictions, and following government guidance, public consultation will be held online at:

www.finniestonstreet.com

Representatives of the applicant, AR (Finnieston) Ltd, will be available at the online event and will be happy to explain the proposals and answer your questions.

There will be opportunity to provide comment on the proposals at the event. In the meantime, for further information please contact:

consultation@finniestonstreet.com

Comments should be received by **Thursday 24th of December 2020.**

Appendix 7

Public Event Feedback Form



Finniaston Street

Public Consultation Questionnaire – 10 December 2020

This public consultation event has been arranged to engage the public on the evolving proposals as part of our Pre-application Consultation programme.

We would welcome your views on the proposal – and are particularly interested to learn what is important to you about this type of development.

Comments should be submitted on the website by **Thursday 24 December 2020**.

Name:

Address:

Email:

1. Are you:

A local resident ☐ Employed locally ☐ Running a local business ☐

Tick as many as apply.

2. If a local resident, how long have you lived in the area?

Less than 1 year ☐ 1-5 years ☐ 6-10 years ☐ 11-20 years ☐ 20 years+ ☐

3. What age group do you fall into?

Under 18 ☐ 18 – 35 ☐ 35 – 59 ☐ 60 + ☐

4. What are your current views on the existing site at 30 Finniaston Street including the surrounding streetscape and public realm?

5. Do you support the principle of introducing residential development to this strategic corner site?

6. The proposal seeks to enhance the streetscape and public realm of Finniaston Street and Minerva Street. Do you think this can be satisfactorily achieved by removal of existing trees and the proposed planting of an avenue of trees? How would you like to see this delivered?



7. Overall, are you supportive of developing 30 Finnieston Street to create a residential led mixed use development? What do you particularly like/dislike?

8. Do you have any additional / general comments?

How useful have you found this public consultation?

Very helpful ☐

Helpful ☐

Neither ☐

Unhelpful ☐

Very unhelpful ☐

Thank you for completing the questionnaire

The closing date for comments is 24th December 2020

Please note that any comments made at this pre-application stage do not constitute formal representations to the planning authority and would not be considered as part of any future planning application. There will be further opportunity to make representations to Glasgow City Council following submission of the planning application.

Savills on behalf of AR (Finnieston) Ltd

If you provide your personal data, then Savills may use these details to contact you if we would like further information in relation to the comments you have submitted. For more information, please refer to our privacy policy which is available from www.savills.co.uk/footer/privacy-policy

Appendix 8

Public Event Display Boards
