



OCTOBER
2021

Pre-Application Consultation

Erection of flatted residential development with access,
parking, amenity space and associated works at
131 Minerva Street, Glasgow

Iceni Projects Limited on behalf of
Nevis Properties Ltd

October 2021

ICENI PROJECTS LIMITED
ON BEHALF OF
NEVIS PROPERTIES LTD

Iceni Projects

Glasgow: 177 West George Street, Glasgow, G2 2LB

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: @iceniprojects

Pre-Application Consultation Report
ERECTION OF FLATTED RESIDENTIAL DEVELOPMENT
WITH ACCESS, PARKING, AMENITY SPACE AND
ASSOCIATED WORKS AT

CONTENTS

1. INTRODUCTION	1
2. PRE-APPLICATION CONSULTATION ACTIVITIES	2
3. ANALYSIS OF FEEDBACK	4
4. CONCLUSION	8

APPENDICES

- A1. PROPOSAL OF APPLICATION NOTICE
- A2. POAN LETTERS
- A3. NEWSPAPER ADVERT
- A4. COPY OF WEB PAGE
- A5. COPY OF FEEDBACK

1. INTRODUCTION

- 1.1 This Pre-Application Consultation Report (PAC Report) has been prepared by Icen Projects Ltd in support of an application by Nevis Properties Ltd ('the Applicant') to accompany an application for planning permission submitted to Glasgow City Council ('GCC').
- 1.2 An application for planning permission has been submitted to Glasgow City Council for the erection of flatted residential development at 131 Minerva Street, Glasgow ('the site'). The description of development is: *'Erection of flatted residential development with access, parking, amenity space and associated works'* ('the proposed development').
- 1.3 The proposals constitute "Major" development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 ('the Regulations'). Statutory pre-application consultation has been undertaken in accordance with the relevant Regulations and Scottish Government guidance prior to the submission of the application.
- 1.4 This PAC Report sets out details of the consultation that has been undertaken, and the results of the consultation carried out by the applicants prior to the submission of the application. The formal pre-application consultation commenced following the submission of a Proposal of Application Notice (PoAN) which was received by Glasgow City Council on 22nd June 2021 and allocated the reference 21/02027/PAN. A copy of the PoAN is contained in Appendix 1. An Online public exhibition was held with the arrangements meeting the requirements set out in The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 and the Scottish Government guidance on pre-application consultations for public events dated 23rd April 2020.
- 1.5 This PAC Report comprises the following sections:
- Section 2: Pre-Application Consultation Activities;
 - Section 3: Analysis of Feedback;
 - Section 4: Conclusions.

2. PRE-APPLICATION CONSULTATION ACTIVITIES

2.1 The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 (“the Regulations”) came into force on 24th April 2020 and amend Regulation 7 (Pre-application consultation) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 in certain circumstances.

2.2 These Regulations apply where a Proposal of Application Notice (PoAN) is lodged with the local planning authority before or during the ‘emergency period’, and an associated application for planning permission is also submitted during the ‘emergency period’ or within the period of 6 months immediately following the expiry of the ‘emergency’ period. The Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Regulations 2021 came into force on 31st March 2021 and define the ‘emergency period’ as ending on 30th September 2021. As such, there is currently no requirement for a physical public event to be held.

2.3 The following requirements have been met:

- Submission of a Proposal of Application Notice (PoAN) to the relevant planning authority;
- A minimum of 12 weeks must elapse between giving the notice and submitting an application;
- Informing the community councils that the application site is either within or adjacent to;
- Publish, in a local paper, a notice containing:
 - a description of, and the location of, the proposed development;
 - details as to where how (including by what electronic means) further information may be obtained concerning the proposed development;
 - a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so;
 - a statement that comments made to the prospective applicant are not representations to the planning authority and if the prospective applicant submits an application there will be an opportunity to make representations on that application to the planning authority; and

- an indication of the alternative consultation arrangements and how and when they will operate and how to find out more information.

Notified Parties

Anderston Community Council, Yorkhill and Kelvingrove Community Council, Ward 10 Councillors, the local MP and MSP were sent a copy of the PoAN and details of the online consultation arrangements. In addition, local community groups 'St Vincent, Minerva, Corruna Residents Association' and 'Friends of St Vincent Crescent Conservation Area' were also issued with a copy of the PoAN and consultation details,

Consultation Arrangements

2.4 In line with Scottish Government guidance the following arrangements were put in place:

- A project web page was set up – www.131minervastreet.co.uk - this was available for members of the public to freely access in their own time for at least 21 days, from 1st August 2021 and 31st August 2021;
- The web page contained information in relation to the development site, the proposals and how to engage and provide feedback to the project team (see Appendix 4);
- The webpage provided dedicated contact details for Icen Projects should anyone have any questions or feedback on the proposals;
- An online feedback form was provided as well as an email address for any queries or feedback to be sent to;
- Between 3pm and 7pm on Thursday 19th August 2021, the project design team were available to respond to any queries and to discuss the proposals via email or phone – to facilitate public participation and allow an interactive discussion to take place;
- A deadline for all feedback being received of 3rd September 2021 was set - this date was at least 7 days after the live consultation and at least 21 days after the press advert was published in the Evening Times,
- The PAC arrangements were advertised in the Glasgow Evening Times on 23rd July 2021 (see Appendix 3);
- All notified parties on the PoAN received written correspondence confirming the PAC arrangements, timescales and contact details for obtaining further information and providing feedback (see Appendix 2).

3. ANALYSIS OF FEEDBACK

- 3.1 This section provides a summary of the feedback received during the pre-application consultation and provides a response from the applicant and design team to the comments made.
- 3.2 The web page was viewed 1,178 times and seventeen feedback forms were completed via the web page. Four respondents confirmed they supported the development with one respondent noting that they were “*supportive of increasing residential density in Finnieston through redevelopment of the site*”. However, twelve respondents referenced opposition to the demolition of the existing building. Seven respondents also noted issues relating to the proposed height of the residential development in keeping with the surrounding area.
- 3.3 In addition to the webpage feedback forms, seven emails were received throughout the consultation period. During the live event, we received a replicated email from the same named respondent, so we considered this as one response. Two emails were received during the online live event and received a response during the event. One respondent agreed the location “*provides opportunities to create a vibrant and contemporary structure*”. However, six further respondents noted that they did not support the demolition of the brass foundry site.
- 3.4 During the live consultation event, questions were asked and our response is shown in blue:

- *The placemaking principle requires understanding of the elements that contribute to an area and the context. How does this development contribute to the nearby conservation area?*

The site contributes by echoing the primary building use within the St Vincent Street Conservation area – residential, which responds to housing demand and the densification of the city. The use of appropriate high quality materials that suit the context will also be used. The form of the building is a contemporary interpretation of the predominant typology in the area with setback building lines, with defensible space at street level and bay windows, providing lateral views. In addition to this, the proposal includes for south facing elevated communal amenity spaces which will provide added benefit to the area.

- *The placemaking principle requires understanding of the elements that contribute to an area and the context. How does this development contribute to the nearby conservation area?*

It is not possible to preserve and convert the original building, this would result in the inefficient use of brownfield land. We are seeking to retain and re-use the materials of the original building where possible and will do our best to incorporate any features of the existing building.

- *The placemaking principle requires understanding of the elements that contribute to an area and the context. How does this development contribute to the nearby conservation area?*

The current site has a negligible contribution to the areas natural environment. With the rooftop amenity spaces being provided the proposal will benefit from areas of green and / or blue roofs with the biodiversity improvements they provide. Historically this area has been obliterated by transportation infrastructure, be it; railway lines / stations, the Clydeside expressway or the many former car showrooms. The intent of our proposal it to continue the restoration of the urban grain that in recent times includes with the residential building to the northern end of Minerva Street, the under construction scheme opposite to the unbuilt proposals nearby.

- *Why replace with a ten storey building when the nearest building is only 6 storeys? Have you thought about the impact on the Conservation Area in Minerva Street that will be overshadowed by this?*

The massing of the building and its position on the site have been influenced by daylighting and potential overshadowing, fortunately the site benefits from being on a south facing corner which typically in an urban setting can be higher without negatively impacting on its neighbours. It should be noted, as part of the planning application there will be a daylighting analysis undertaken as required by the local development plan. This analysis will not only analyse the daylight within our proposal but the impact of our proposal on nearby properties, which should confirm our design intent.

- *What about the regulation on Air Quality - how are you adhering to this by bringing in more traffic and more service vehicles?*

The Glasgow City Council Air Quality Action Plan directs major development to locations well served by public transport services and active travel routes; specifies maximum parking standards to dissuade unnecessary car use; and promotes development design (including minimum cycle parking standards) to encourage active travel.

We are currently in the initial stages of the planning process and while we do not have detailed proposals and full technical documents at the moment, further supporting information will be prepared as part of the planning application. The initial studies we have carried out so far do confirm that the walking, cycling and public transport provision in the area is excellent and sufficient to accommodate the expected future demand. The development will be designed to link to the existing transport infrastructure and it is therefore anticipated that traffic generated by the proposed development will be minimal.

- *You stress the benefits of the communal areas in the design - have you thought about how these will work when Skypark builds another building beside it and robs the area of any sunlight or open aspect?*

The proposed Skypark building is located approximately 65m to the South East and should not have any negative impact on our proposed amenity decks. The daylighting analysis of the proposed scheme should also confirm this.

- *Is there underground parking? How many spaces for 60 flats?*

It is considered that the site is ideally located for a low parking scheme, car parking will be provided in the range of 30-40%. Spaces will be allocated to specific flats with access controlled via the existing gate. Parking will not be underground.

A secure cycle space is currently allowed for within each flat with the required 16no. visitors cycle parking being located below the amenity deck area

- *Will there be provision for electric vehicles? Will these be available only to residents?*

EV charging will be provided in line with Glasgow City Council Policy.

Following public consultation, it is anticipated that EV charging will be provided at a rate greater than that required by GCC.

- *What about the extra noise, traffic and pollution next to a Conservation Area - how does this development enhance the Area and bring benefits to the Community?*

It is anticipated that extra noise, traffic and pollution will be minimal and therefore there will be minimal impact on the Conservation Area. As noted above, the initial studies we have carried out so far confirm that the walking, cycling and public transport provision in the area is excellent and therefore it is expected that car use will be low.

The development will enhance the area and local community by providing a high quality residential development on a brownfield site, designed to be appropriate to the context and location of Minerva Street.

- *Have you assessed whether the Exhibition Station can absorb all these extra people in terms of the commitment to delivering development?*

Through initial studies carried out so far, it is considered that the additional patronage generated by the development proposals can be easily accommodated by the existing provision.

3.5 The following comment was also included at the end of our consultation response:

We thank you for your comments today and for participating in our online consultation event. Your comments will be taken into consideration as we move forward through the planning process.

3.6 A copy of the feedback forms is included as Appendix 5.

4. CONCLUSION

- 4.1 This PAC Report meets the requirements set out in The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 and the guidance in relation to pre-application consultation issued by the Scottish Government on 24th April 2020.
- 4.2 Nevis Properties Ltd propose the demolition of the existing building and erection of flatted residential development at 131 Minerva Street, Glasgow. This constitutes a major development.
- 4.3 In line with the Regulations, pre-application consultation has taken place and this PAC Report provides evidence that the statutory requirements for pre-application consultation have been met.
- 4.4 Consultation took place online with information about the site and the proposals available to view on a dedicated webpage. An interactive consultation was arranged whereby members of the project team could be contacted via phone and email and any questions from members of the public about the proposals could be answered.
- 4.5 Feedback was received via the webpage form and individual emails. In total, there were twenty-four responses received and the comments have been reviewed within section 3 of this Report. The majority of comments received related to the demolition of the existing building and the height of the proposed development.

A1. PROPOSAL OF APPLICATION NOTICE

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

Address

Proposed development at [Note 1]

Description of proposal [Note 2]

Notice is hereby given that an application is being made to

[Note 3] Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

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

[Note 9] For further details contact

on telephone number

And/or at the following address

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

Signed

On behalf of

Date

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 have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

A2. POAN LETTERS



177 West George Street
Glasgow
G2 2LB
tel: +44 141 465 4996
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

30th July 2021

GM/MM – 21-267
BY EMAIL

Dear

NEVIS PROPERTIES LTD
131 MINERVA STREET
PROPOSED RESIDENTIAL DEVELOPMENT
PUBLIC CONSULTATION

On behalf of our client Nevis Properties Ltd, please find enclosed a pre-application information brochure in relation to a proposed development at 131 Minerva Street, Glasgow.

The proposal relates to the demolition of the former Brass Foundry building and the residential development of the site.

In line with Scottish Government advice, it is not currently possible to host a face-to-face public consultation event. As an alternative, and in line with Scottish Government guidance, information about the redevelopment proposals for this site is available at www.131minervastreet.co.uk. This website will be available between 1st and 31st August 2021 and we invite feedback on the proposals via the feedback form or via email to 131minervastreet@iceniprojects.com.

A live interactive consultation will take place on Thursday 19th August 2021 between 3pm and 7pm – during this time members of the project team will be available to respond to questions received via emails to 131minervastreet@iceniprojects.com.

Should you wish to discuss the proposals directly with the project team, we would welcome the opportunity to set up a meeting. If you have any queries or wish to meet, please contact me at mmccormack@iceniprojects.com.

Yours sincerely,

Maura McCormack
SENIOR PLANNER

A3. NEWSPAPER ADVERT

● Motors Trade

TORRE CAR SALES

Quality used cars for sale



AUDI, Q3, 2.0 TDI QUATT
2013, 76,800 miles
£11,495 £221 p/m*



VOLKSWAGEN, GOLF, 1.6
2013, 47,000 miles
£7,695 £150 p/m*

Torre Car Sales, Allangrange Station
Tore, Highland, Scotland, IV6 7SD | 07810 100621

Car Sales in Glasgow
Bow Car Sales



Bow Car Sales offer a wide range of used cars for sale in Glasgow. We have a wealth of experience in the used cars industry. Bow Car Sales provide warranty with your car when paid at full price. This is 30 days covering all mechanical parts and labour. All cars must be returned to Bow Car Sales premises unless stated otherwise on your sales invoice. Deposits on cars are non-refundable unless stated otherwise on your sales invoice.

161 Whitefield Road, Govan, G51 2SD
0141 892 0047 | info@bowcarsales.co.uk

DUNWAY CARS
Quality choice of cars



A WIDE RANGE OF QUALITY USED CARS
Welcome to Dunway Ltd, offering a range of quality used cars in Glasgow. We are a family run business with over 20 years experience of second hand car trade. The decision of buying a new car is never an easy one, that's why here at Dunway Cars we offer you a friendly and professional service to make the process just that little bit easier. With small overheads and a quick turnaround we are able to offer quality used cars at the low prices you want.

56 Cumbernauld Road, Millingsburn, Cumbernauld, Glasgow, Lanarkshire, G67 4HN
07968 139967 | 07868 206373 | www.dunwaycars.co.uk

DRUMGRAY VEHICLES

Used Cars in Airdrie, Lanarkshire



Used Car Finance Specialists
Drumgray Vehicles can assist you in finding the most suitable vehicle based on your monthly budget.

We are a Family run Business with over 20 years experience in the retail motor trade. All our vehicles are handpicked and professionally prepared on site.

Unit C, 30 Stirling Road, Airdrie, Lanarkshire, ML6 7JA
01236 771954

Conditions of Acceptance

All advertisements published in any edition of The Herald, Evening Times, Herald on Sunday, The National or Sunday National at the order of any person (the Advertiser) are accepted and published by Newsquest Media Group Limited (hereinafter referred to as the Publishers) only upon the following conditions:

All advertisements are accepted subject to the approval of the Publishers and are placed at their discretion. Advertisements may be altered by the Publishers in any way they consider necessary without consulting the Advertiser.

The Publisher reserves the right to decline, omit or suspend publication of any or part of any advertisement without giving notice or a reason to the Advertiser.

Publication and display of the Advertisement is not guaranteed on any particular day. Advertisers will not place an advertisement with the Publisher which breaches the copyright of or is defamatory of a third party or does not comply with all applicable laws and regulations including but not limited to the British Codes of Advertising and Sales Promotion, the Business Advertisements (Disclosure) Order 1977 or any other codes of practice provided by the Advertising Standards Authority and indemnifies the Publisher from all liabilities arising, should such a situation arise.

An Advertiser must give a minimum of 7 working days notice prior to the proposed date of publication if they wish to stop or cancel an advertisement.

The Publishers will not be liable for any loss or claim whatsoever caused by the non-insertion of any or part of any advertisement or by any errors, misprints, omissions or delays in the printing of any advertisement.

All materials are sent to the Publishers at the Advertiser's risk and the Publishers accept no responsibility for their safekeeping.

The Publishers will use information supplied by the Advertiser for administration, marketing, credit scoring and profiling their purchasing preferences and may retain it for a reasonable time to do so. Any of these parties may contact the Advertiser by any means of communication with details of goods, services or promotions which may be of interest. Advertisers consent to the processing of any sensitive personal data such as health data for the above purposes. Advertisers may ask for a copy of their information (for which the Publisher charges a small fee) and may correct any inaccuracies.

Payment for advertisements is due in advance of publication, unless the Publisher has agreed to open a credit account for the Advertiser, in which case, unless otherwise agreed, payment will be due within thirty days of the invoice date. Payment should be made by cash, cheque, credit card, debit card, BACS or electronic bank transfer. If payment is not received by the due date the Publisher will be entitled to: (a) cancel any credit accounts (b) suspend any further advertisements; and (c) charge interest on all overdue sums at a rate of 4% above the base lending rate of Lloyds TSB bank plc from time to time until payment in full is made. The Publisher will charge a reasonable administrative fee (not being less than £15.00) if any payments made by the Advertiser are dishonoured.

The Publishers reserve the right to cancel or alter any of the Terms or advertising rates at any time.

These Terms are governed by and construed in accordance with the laws of Scotland.

The Herald, Evening Times, Herald on Sunday, The National and Sunday National are trading names of Newsquest Media Group Limited a company registered in England and Wales with company number 1676637, with registered address at Loudwater Mill, Station Road, High Wycombe, Buckinghamshire, HP10 9TY

1. Terms & Conditions - <http://www.newsquest.co.uk/terms-conditions/>
2. Privacy Policy - <http://www.newsquest.co.uk/privacy-policy/>
3. Cookie Policy - <http://www.newsquest.co.uk/cookie-policy/>
4. Contributor Terms - <http://www.newsquest.co.uk/contributor-terms/>
5. Terms of Advertising - <http://www.newsquest.co.uk/terms-of-advertising/>
6. Diversity Statement - <http://www.newsquest.co.uk/diversity-statement/>
7. Prize competition rules - <http://www.newsquest.co.uk/prize-competition-rules/>

The Herald **The Herald** **Evening Times**
ON SUNDAY

THE NATIONAL **sunday NATIONAL**
THE NATIONAL NEWS GROUP LTD, BUCKINGHAMSHIRE

LOCAL LISTINGS
PUBLIC NOTICES

To advertise telephone: **0141 302 6000** or email: announcements@heraldandtimes.co.uk

Planning Notices | Traffic Notices | Legal Notices | Probate Notices | Other Notices | Church and Religious Notices | Tenders and Contracts | Goods Vehicle Operator Licences

● Goods Vehicle Operator Licences

GOODS VEHICLE OPERATOR'S LICENCE

Oak Furnitureland Group Ltd of Unit 10D, Viscourt Way, Swindon, Wiltshire SN3 4TN is applying to change an existing licence as follows: To add an Operating Centre to keep 25 vehicles and 8 trailers at 99 Bogleshole Road, Cambuslang, Lanarkshire G72 7DD. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be effected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

TIMES PAST



Find out about historical photographs available for home or office from the archives of Evening Times, The Herald and The Herald on Sunday.
T. 0141 302 6210
www.thepicturedesk.co.uk

● Planning Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 & TOWN AND COUNTRY PLANNING (MISCELLANEOUS TEMPORARY MODIFICATIONS) (CORONAVIRUS) (SCOTLAND) REGULATIONS 2020

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

Proposal: Erection of flatted residential development with associated access, car parking and amenity space
Location: 131 Minerva Street, Glasgow
Applicant: Nevis Properties Ltd

Due to current Covid-19 restrictions, and following Scottish Government guidance, public consultation will be held online at www.131minervastreet.co.uk between 1st August and 31st August 2021. Further information can be obtained via the website or by email to 131minervastreet@iceniiprjects.com

A live interactive consultation will take place on Thursday 19th August 2021 between 3pm and 7pm - during this time members of the project team will be available to respond to questions received via email at 131minervastreet@iceniiprjects.com

If you wish to comment on the proposals, you may do so by returning an online questionnaire via the website or by email to 131minervastreet@iceniiprjects.com no later than 3rd September 2021.

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, statutory neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposed development.

LASER-GUIDED LEAFLET DELIVERY

← ZOOM-IN →
LEAFLET SOLUTIONS

CALL 0845 1999 830 OR VISIT ZOOMINLEAFLETS.CO.UK

● Planning Notices

PUBLICITY FOR PLANNING AND OTHER APPLICATIONS

Please note that the Council buildings are closed and post cannot be received. All applications should therefore be viewed online and all public representations must be made online. You can view applications together with the plans and other documents submitted with them online at <https://www.glasgow.gov.uk/onlineplanning>

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 and THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) (SCOTLAND) REGULATIONS 1987 (H) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 REGULATION 20(2)(a) - Neighbour Notification (A) REGULATION 20(2)(c) - Schedule 3 (C)

All comments are published online and are available for public inspection. Written comments may be made within 21 days in respect of (H) or 14 days in respect of (A) (B) (C) (D), from 23 July 2021 when you register online at <https://www.glasgow.gov.uk/onlineplanning>

Comments made to applicants/agents in respect of pre-application consultations cannot be considered by the Council. Should you wish for your comment to be considered, you should make your comment in relation to the planning application online, only when the application has been submitted.

21/02068/LBA (C)(H) 520 Sauchiehall Street G2- Erection of residential development, 87 Units, with potential Class 1 (Retail), Class 2 (Financial, Professional and Other Services), Class 3 (Food & Drink), Class 4 (Business) and Class 11 (Assembly & Leisure) uses, including demolition of existing building with potential facade retention and other associated works.

21/02089/LBA (H) 18 Westbourne Gardens G12-Internal and external alterations

21/01280/FUL 21/01246/CON (A)(H) 11 Elmbank Street G2-Use of offices as 4 self contained flats with external alterations including demolition of link bridge

21/01089/FUL (C) 585A Gallowgate G40-Use of vacant shop as extension to adjacent hot food takeaway

21/01996/FUL (H) 81 Candleriggs G1-Use of vacant hair salon (Class 1) as cafe (Class 3)

21/01877/LBA (H) Flat 0/1 8 Marchmont Terrace G12-Internal alterations to flatted dwelling, common close and stores, with installation of replacement door to rear

21/02187/LBA (H) 21 Regent Park Square G41-Internal and external alterations

21/02005/FUL 21/02006/LBA (H) 8 Sandyford Place G3-Use of offices as 2no.flatted dwellings, installation of rooflights including balcony rooflight

21/02184/FUL (H) 15 Muirsketh Road G43-Erection of rear extension

21/01716/FUL (H) 160/205/217 Albert Drive G41-Installation of replacement tenement entrance doors.

21/01819/FUL (A) Site Adjacent To 1557 Cumbernauld Road G33-Erection of residential development (3 houses) and ancillary works

21/02162/FUL (A)(H) 193 Hyndland Road G12-Installation of air conditioning unit and associated louvres to rear elevation.

21/02030/FUL (H) Flat 0/1 5 Lynedoch Place G3-Installation of replacement windows to flatted dwelling. (Retrospective)

21/02044/LBA (H) Storey 2 5 Renfield Street G2-Internal alterations (Retrospective).

21/02207/LBA 21/02208/FUL (H) 42 Dalziel Drive G41-Internal and external alterations to listed building

21/02219/LBA (H) Doge's At Templeton-Storey 3 North 62 Templeton Street G40-Internal alterations to listed building

21/02128/FUL (H) 69 Fernleigh Road G43-Erection of single storey extension to side of dwellinghouse

21/02056/FUL 21/01928/LBA (A) (H) 145-195 Albion Street G1-External alterations, with installation of solar panels to roof

21/02203/LBA (H) 20 Gordon Street G1-Internal and external alterations

● Traffic Notices

Publicity For Planning and Other Applications

These applications may be examined online at the Council's website www.eastrenfrewshire.gov.uk/planningonline;

PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 (A) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 (B)

Representations should be made within 14 days for category (A) above or within 21 days for (B) above to Head of Environment at the above address or by filling in the 'Make a Comment' form on the Online Planning Service page of the Council's website.

Please note during the current Covid 19 crisis there are no facilities to view applications at Council offices or submit paper representations.

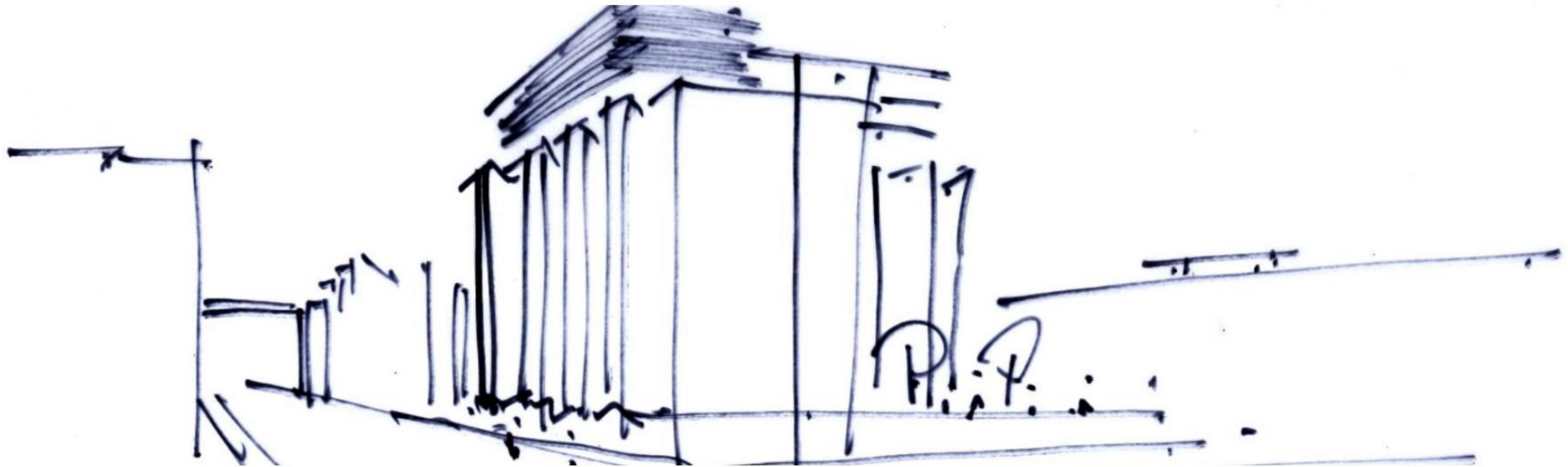
2021/0508/TP Hazelden Mains Farm 23 Hazelden Road Newton Mearns. Demolition of Existing Stable/ Outhouse and removal of paddock to create extended garden ground and Erection of Dwelling House (planning permission in principle). (A)

East Renfrewshire COUNCIL

to advertise in **Times Out**

call: **0141 302 6090**

A4. COPY OF WEB PAGE



Welcome

This project website relates to the proposed residential development at 131 Minerva Street, Glasgow. We are keen to gain the views of the community and local stakeholders and we welcome any feedback you may have on the proposed development as we move towards submitting an application for planning permission in Autumn 2021. The applicant will be Nevis Properties Ltd.

A5. COPY OF FEEDBACK

Webpage Feedback Form (www.131minervastreet.co.uk)

Name (Optional)	Do you support the redevelopment of this site?	Comments?	Do you agree that the proposed use is the most appropriate use for this site?	Comments?	Do you have any other comments or issues you would like to raise?
Glasgow Resident	No	In no way is this development carbon friendly or heritage friendly	No	The building there just now is historic and beautiful, it should stay	I await the fire that burns this place down
Member of the Public	No	Don't demolish the existing building	No		
Member of the Public	Yes		No	The existing building is interesting and attractive and should be retained.	
Member of the Public	No	Any plan to demolish the historic building currently on this site serves to destroy more of Glasgow's heritage. I support Green space in the development and agree more green space in this area is a necessity but the building, in its entirety, must be preserved and not demolished.	No	I absolutely do not support the current plans.	Look at alternative uses for the current building on site and utilise the surrounding empty space. Developments in this area lack a lot of creativity. If you are developing here, develop something bold that respects the community, creates accessible green space and modern living without destroying and demolishing the heritage building.
Member of the Public	Yes	Sympathetic to redevelopment but not to demolition of the former foundry. This is not sustainable. The building should be incorporated into new development as much as possible.	Yes		

Name (Optional)	Do you support the redevelopment of this site?	Comments?	Do you agree that the proposed use is the most appropriate use for this site?	Comments?	Do you have any other comments or issues you would like to raise?
MSP	Yes	Whilst generally supportive of increasing residential density in Finnieston through redevelopment of the site, as a local Member of the Scottish Parliament for Glasgow and a Board Member of Glasgow City Heritage Trust, I strongly object to the proposed demolition of the brass foundry building. Although currently unlisted, it makes a positive contribution to the streetscape and has considerable local heritage value. If sensitively restored to its original brick facade, it would add to the amenity of the scheme and could enable flexible use of the site for commercial or community activity, as well as residential. There has been no justification presented for its demolition. This could be compensated for commercially by increasing the density of the new build residential elements on the remainder of the site. If retention of this building is not included in the final proposal submitted for planning consent, I intend to formally object to the Glasgow City Council Planning Committee and Scottish Ministers, because the proposal as presented is in breach of City Development Plan policies CDP 1 (Placemaking Principle), CDP 2 (Sustainable Spatial Strategy) and CDP 3 (Historic Environment).	Yes		
Member of the Public	No	This is a gorgeous building and one of the few still standing in the area. The continued building of soulless square and glass buildings is the continued blight of our city and needs to stop. The building must be regenerated not destroyed!	No		
Member of the Public	No		No		
Member of the Public	No	I do not support.	No	There are many high rises in the area and little green space.	No.

Name (Optional)	Do you support the redevelopment of this site?	Comments?	Do you agree that the proposed use is the most appropriate use for this site?	Comments?	Do you have any other comments or issues you would like to raise?
Member of the Public	No	Far too many of this type of building being erected this is a beautiful building leave it alone !!!!!!!	No	Where are the extra doctors surgerys - dentist etc coming from !!!	Leave well alone !!!
Local Resident	No	Turning a beautiful historic building into 10 floors of flats which will tower over and shadow the surrounding area is truly awful.	No	The historic building is beautiful and should absolutely not be demolished for a new student high rise. We should be saving and appreciating our architectural heritage in Glasgow. This building has always been for commercial properties - first as a foundry and now offices.	Yet another student residence block adds a facility that local residents can't even use. It's very limited and is likely to bring noise and other problems that come with large groups of students. Taking a building that currently houses offices and demolishing it to place 200 students is a money grab with no consideration for the building's history or the local community.
Member of the Public	No	Why pull down such a historic building.. fine examples in Glasgow of redevelopment of these kind of buildings without that needed.	Yes	It is time for Glasgow council to stop the destruction of heritage buildings.	
Local Resident	No	The building in question is one of historical and architectural interest to the area. I do not support the demolition of this building for redevelopment.	No	There is already a number of proposed housing developments in the vicinity. It would be preferable to keep this as a commercial property to give a mixture of commercial and residential use in the area.	1). The design is 8/9 stories high which is higher than, and out of keeping with, neighbouring residential buildings. This would tower over existing buildings and block out light in particular to flats at 104 Minerva Street. It would also have an impact on the privacy of residents as 104 Minerva Street being overlooked by a 8/9 storey building. 2) the external amenity deck on level 7 would have a noise impact and give privacy issues for residents at 104 Minerva Street.

Name (Optional)	Do you support the redevelopment of this site?	Comments?	Do you agree that the proposed use is the most appropriate use for this site?	Comments?	Do you have any other comments or issues you would like to raise?
Local Resident	No	The placemaking principle requires understanding of the elements that contribute to an area and the context. How does this development contribute to the nearby conservation area? The principle also requires respecting the historic and natural environment by responding to its qualities and character. How are you achieving this?	No	Why can't the original building be preserved? What are you going to do to preserve the industrial heritage of the foundry? Why replace with a ten storey building when the nearest building is only 6 storeys? Have you thought about the impact on the Conservation Area in Minerva Street that will be overshadowed by this? You stress the benefits of the communal areas in the design - have you thought about how these will work when Skypark builds another building beside it and robs the area of any sunlight or open aspect?	Is there underground parking? How many spaces for 60 flats? Will there be provision for electric vehicles? Will these be available only to residents? What about the regulation on Air Quality - how are you adhering to this by bringing in more traffic and more service vehicles? Have you assessed whether the Exhibition Station can absorb all these extra people in terms of the commitment to delivering development? What about the extra noise, traffic and pollution next to a Conservation Area - how does this development enhance the Area and bring benefits to the Community?
Local Resident	No		No		The proposed plans will block light and the view from 104 Minerva Street. It will result in increased noise (particularly the roof garden) & traffic. The proposed height of the building is not an appropriate addition to the neighbourhood mix of the Finnieston area.

Name (Optional)	Do you support the redevelopment of this site?	Comments?	Do you agree that the proposed use is the most appropriate use for this site?	Comments?	Do you have any other comments or issues you would like to raise?
Local Resident	No	Rather ironic, considering COP26 is going to be taking place just a stone's throw away. As stated by architect Carl Elefante, "The greenest building is the building that is already built." Existing buildings are greener than new buildings because the number of carbon emissions during the construction of a building is so large in comparison to the annual operating emissions of the building. Embodied carbon is estimated to count for 11% of global carbon emissions and 75% of a building's emissions over its entire lifecycle. This building is in perfectly good condition and occupied quite happily as offices, so the most sustainable option would be to leave it standing.	No	While there is a vacant brownfield site adjacent to this building it would be far preferable if you were to concentrate your efforts on that and leave this building standing.	This building is much loved by most of the local residents, being a link with this area's industrial past. Although it is not listed it contributes character to Minerva Street, its arched windows echoing those on the ground floor of the eastern part of the street. As for the height of the proposed building 10 storeys is far higher than the rest of Minerva Street, so a building of this height at this location is unacceptable.
Local Resident	Yes		Yes No	Yes for high quality private for sale accommodation. No for Build to Rent. No for 10 no. storey residential development adjacent to 6 no. storey residential development across the road on Minerva Street as it's completely unsympathetic in scale & mass, and subsequently out of context.	The building height could be reduced and the footprint flipped to have the 1st Floor Amenity Deck and Back Court looking out over Minerva Street. This would minimise any conflicting architecture and also allow greater exposure of the outdoor spaces to the south-west aspect of sunlight for longer periods of time whilst minimising over-shadowing as the day progresses.

Email Responses	
Name	Email Comments Received
Member of public	I wish to object to plans to demolish this building and would ask that all efforts are made to work with the city's built heritage.
Local resident	<p>I live locally, and am concerned about the number of developments almost simultaneously being submitted for the Finnieston area. It is hard for the Residents' Association and Community Council to monitor and respond effectively. A number of comments about 131 Minerva St:</p> <ul style="list-style-type: none"> - I am dismayed to see another part of our industrial heritage being demolished to make way for another 'bog standard' building of (what I consider to be, I'm sorry to say) of little architectural merit. The present building appears to be sound of structure, and I see no reason for its demolition. - The proposed building is too tall, referencing no other building in the locale (Finnieston Street being an appropriate boundary for the area). There is no justification for the height mentioned within the site plans. Although respect for existing neighbouring urban environs is mentioned: clearly untrue. The only possible justification for height is maximisation of profit from penthouse flats: at the expense of urban context. - I can see no social housing being included in plans. Finnieston has always supported a mixed demographic. Provision of social housing promotes vibrant communities, accessible, and to the benefit, of all. - Amenity space appears limited
Local resident	<ol style="list-style-type: none"> 1. The height of the propped building is excessive at 10 storeys...particularly since it is situated in a conservation area. 2. Parking is already difficult in this area, especially significant since the proposed building will sit on the corner of the approach road to the M8. Any further parking around this area would lead to congestion and possibly be dangerous. 3. The proposed development is yet again another hard construct with little or no architectural aesthetic and no green space is being mooted as far as I'm aware. <p>Overall, too many high rise, hard buildings are going up in this area leading to a highly congested, car dominated, amenity over stretching parade of buildings which are destroying the quality of life of people already living in the area.</p> <p>There is too much development going on, which is seriously adversely affecting local services, amenities, and investment.</p>
Member of public	<p>Minerva House is a landmark building in the area which is in keeping with the two rotunda buildings. These brick buildings are important markers of the industrial heritage of the area which give Finnieston its unique character.</p> <p>Removing these would be a great loss to the area which is losing its connection to it's important past with the erection of anonymous massive developments which destroy the architectural coherence of the area and block views of the Finnieston crane.</p>

* sent during live consultation - email response sent thanking for comments

* sent during live consultation - email response sent thanking for comments

Email Responses Name	Email Comments Received
Local Resident	<p>Dear Designers & Planners at Icen Projects</p> <p>Thank you for the opportunity to comment as part of the preplanning consultation designed to gather thoughts and gain views on the initial proposals as a starting point for the redevelopment of this site.</p> <p>I agree the location provides opportunities to create a vibrant and contemporary structure however I believe the big opportunity here is to integrate such a structure with the historic Brass Foundry to give added value to any development and create a design which would be highly recognisable and a distinctive Glasgow landmark of the future. The initial proposal hasn't started from this point but I believe this is the right time in the process to consider this approach.</p> <p>The Brass Foundry building dates from 1869 and concealed beneath the bland modern cement roughcasting is the original red and white brick structure. The windows are also of significant interest being many in number and round headed with the opportunity available to restore their original multipaned appearance or create something contemporary within their shape.</p> <p>The building has performed a significant role within the industrial development of the Clyde Shipping Industry by housing a casting shop, brass finishers shop and patter makers shop, its close proximity to the Finnieston ,Titan Crane is an indication of its relevance to our industrial heritage . In later years it continued as a hub for engineering and in modern times provides employment for industries of our era, mainly high tech office and emerging business use. These days its also very recognisable to the many thousands of commuters heading through the SEEC train station.</p> <p>I'm sure you will be aware of a similar approach to successfully blending old with new has recently taken place on the Broomielaw with the long unused Glasgow Custom House re-emerging from years of neglect to become a stunning new focal point alongside its modern addition.</p> <p>I hope you will consider my thoughts and the Brass Foundry will re emerge as part of your vision for a new desirable residential development which provides a sense of place and pleasure to all who decide to invest and live within it</p>

Email Responses	
Name	Email Comments Received
Karen and Graham Holmes	<p>Dear Sir/ Madam</p> <p>We are writing to record our opposition to the proposed demolition and redevelopment of Minerva House in Finnieston.</p> <p>It is very disappointing to see a perfectly sound building of heritage in our area earmarked for flattening. This old brass foundry building is part of the industrial history of this area near the River Clyde. It appears that it's only fault is it is only two stories high . There seems no other good reason for removing it apart from greed.</p> <p>We have lived in the area for over 35 years and recently the over development is all too apparent. The density and heights of new builds and proposed builds are decimating the sense of place and history of this Conservation Area.</p> <p>There are a number of new developments either proposed or up for appeal following refusal. The parking in the area has always been a problem which has been made worse with the Hydro etc and new builds e.g. G3. Although these properties cannot acquire residents permits they can obtain visitors permits which exacerbates the parking problems.</p> <p>The building which is supposed to replace Minerva House is far too high and the removal of Minerva House will add to a boxed in feeling travelling towards the station.</p> <p>It is outrageous that a refurbished historic building is expected to be destroyed in the name of money. If this goes ahead there will be less and less of the heritage of the area. This is just vandalism of the highest order.</p> <p>As this is merely a tick box online consultation we have replied to voice our dismay and opposition. No doubt we will have to record this in further detail if and when a planning application is submitted. The local community is not happy with this proposal so we will have to voice detailed objections in the near future.</p>
Local resident	<p>Hello</p> <p>I live in Finnieston. Destroying a building and building a new one is more costly for climate change than re-purposing an existing building. Doing this in an area near the climate change conference would seem politically embarrassing to the government and to the science expertise of local Universities (along with tree chopping and homes in the area that require tumble dryers).</p> <p>Glasgow trades on its old buildings e.g. the University of Glasgow main building so destroying one seems bizarre.</p> <p>The belief that Finnieston area is short of space is false.</p> <p>There are areas that have been left unused for years e.g. along the Clyde next to the distillery, the dock near the BBC and the area of land just east of the M8 near Carrick street.</p> <p>There is also car park areas that could be put to better use such as behind the SECC, in front of the Hydro, east of Skypark and on the east side of Elliot street. Climate changes means fewer cars not just electric ones (so think park and ride).</p> <p>The problem with Finnieston is no one wants to live there too long if they want a family. This increases the amount of driving and school runs at the outskirts. For climate change it is better to work/shop/eat/school/walk local e.g. in Finnieston. With the growth of zoom and online retailing the attraction of Finnieston is less appealing to anyone. Large numbers of anonymous transient neighbours can also cause problems and give buildings and builders a bad reputation.</p> <p>This proposal dose not help. I am sure your architects could do a lot better if asked especially concerning climate change. Goodness knows why the Government has not attempted to make Finnieston a showcase area of good practice when the conference will be in the area.</p>