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Glasgow City Council
Planning & Building Standards
231 George Street
GLASGOW
G1 1RX

12th November 2021

GM/MM
BY EPLANNING

Dear Sir / Madam,

**JR CONSTRUCTION (SCOTLAND) LTD AND ELDERPARK HOUSING ASSOCIATION
ERECTION OF FLATTED DEVELOPMENT (45 UNITS) WITH ACCESS, LANDSCAPING AND
ASSOCIATED WORKS
NIMMO DRIVE GLASGOW
EPLANNING REFERENCE: 100495651**

On behalf of our client, JR Construction (Scotland) Ltd and Elderpark Housing Association, we have submitted an application for planning permission for the erection of flatted development (45 units) with access, landscaping and associated works at Nimmo Drive, Glasgow.

The proposed development constitutes "Local" development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 due the scale of the proposed development and the size of the site.

a. Planning Submission

The following documents have been submitted as part of the application for your consideration:

- Duly completed planning application forms;
- Duly completed landowner certificate;
- Supporting Statement (this document) – Iceni Projects;
- Design Statement – MAST Architects;
- Architectural Plans – MAST Architects;
- Transport Assessment – McGregor Traffic Solutions Ltd (MTS);
- Site Investigation Report - ; and
- Statement on Energy – Carbon Futures (Consultancy) LTD

A pre-application enquiry was submitted by MAST Architects in May 2021 and initial feedback was received on the feasibility of a flatted development on the site providing 45 units (Application Reference: 21/01919/PRE). General comments received referred to the proposed site layout, access, unit size and layout and the mitigation measures considered relating to transport access and car parking provision Elderpark Housing Association.

In addition, a pre-application meeting was held between MAST Architects and the Glasgow City Council Case Officer on the 17th August 2021 to further discuss and provide information on previous comments.

b. Proposal Context

The application site (“the site”) is located to the north of Nimmo Drive, Glasgow and comprises approximately 0.35 hectares. The former, single-storey Elderpark Community Centre currently occupies the west of the site and a single storey Mac Ventilation warehouse occupies land to the east of the site. The former community centre building is surrounded by tarmac which was used for play areas. The boundary of this part of the site is defined by low metal fencing and a tenement gable. The Community Centre is currently owned by Elderpark Housing Association.

The composition of the immediate area is predominantly residential comprising three and four-storey sandstone tenement blocks to the north of the site. Immediately south of Nimmo Drive is the former Greenfield Primary School, a Listed Category B building which is currently vacant.

Within the site surroundings, there is also a variety of commercial, hospitality and light industrial uses. There are ground-floor retail uses to the east of the site boundary on Craigton Road and commercial and hospitality uses exist to the north on Crossloan Road. Occupiers in the immediate vicinity include the Post Office, pharmacies, independent cafes, bars, newsagents and religious centres. Beyond the site, there are light industrial uses to the east as part of the Govan Industrial Estate.

c. Proposed Use

The proposed development comprises the erection of flatted development (45 units) with access, landscaping and associated works at Nimmo Drive, Glasgow.

The proposed development reflects the discussions and requirements of the Applicant. It is proposed to deliver a mix of 3-bedroom, 2-bedroom and 1-bedroom dwellings, totalling 45 units. The proposed development will be five-storeys in height which is considered to align with the surrounding composition of four-storey sandstone tenements.

d. Planning Policy Considerations

Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The Development Plan in respect of the site comprises the ClydePlan Strategic Development Plan (approved 2017) and the Glasgow City Development Plan (adopted 2017) (the ‘CDP’). It is considered that the policies contained within the CDP and the relevant Supplementary Guidance will be most relevant in the determination of this local planning application.

The CDP sets out the Council’s land use strategy and provides the basis for assessing planning applications. Each policy in the CDP has a corresponding piece of Supplementary Guidance (with the

exception of Policy CDP2 Sustainable Spatial Strategy). The Supplementary Guidance documents (SG) provide further detail in relation to each of the CDP policies.

The key aims of the CDP are to create and maintain a healthy, high quality place and to develop a compact city form that supports sustainable development. The CDP sets out a strategy that seeks to deliver the following four strategic outcomes:

- A vibrant place with a growing economy;
- A thriving and sustainable place to live and work;
- A connected place to move around and do business in; and
- A green place.

An extract of the CDP proposals map showing the approximate site location in red is provided below:



Extract from Glasgow City Development Plan (2017) Proposals Map

Although the site is not subject to any development plan designations, policies CDP 10 'Meeting Housing Needs'; CDP 11 'Sustainable Transport' and CDP 12 'Delivering Development' are relevant. Citywide policies CDP1 Placemaking Principle and CDP2 Sustainable Spatial Strategy are also applicable to the site.

CDP1: The Placemaking Principle & SG1 Placemaking (Parts 1 and 2)

CDP1 and the associated SG1 Placemaking guidance aims to improve the quality of development taking place in Glasgow by promoting a design-led approach, whilst protecting the City's heritage.

The proposed residential development would bring activity, character and sustainable land use to Nimmo Drive which reflects the requirements of SG 1 'Qualities of Place'. The planning submission is accompanied by a Design Statement prepared by MAST Architects which provides a full analysis of the surrounding streetscape, scale and density and the rationale for the proposed design approach.

CDP2: Sustainable Spatial Strategy

CDP 2 states that the council will continue to focus on the regeneration of the existing urban area to create a sustainable City. In doing so, the council will support new development proposals that utilise brownfield sites in preference to greenfield sites. The application site comprises a brownfield site with two low-lying buildings of which the re-use is supported by policy CDP 2.

Policy CDP2 also supports new development which supports higher residential densities in sustainable locations. The proposed development site is within the 'Inner-City Area' and is identified within an area of 'High Accessibility', therefore, higher density residential development is supported in principle to encourage sustainable living, movement and land-use.

The site is also located within the Govan-Partick Strategic Development Framework (SDF) area. The Govan-Partick SDF sets out a long term vision for the regeneration of the areas on either side of the River Clyde, to act as a catalyst for new investment in the area.

In line with the City Development Plan approach, the SDF promotes active travel and public transport, recognising that increased use of these modes can contribute to reduced car use in the City. The SDF notes that economic and social development should be focussed around the existing transport interchanges in the area, particularly where these are adjacent to existing town centres. With convenient links to public transport and Govan Town Centre, the site at Nimmo Drive is a suitable location to encourage residential development.

CDP 10 – Meeting Housing Needs

CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. It sets out the housing land requirement for Glasgow until 2025. The Council will seek to maintain a five-year supply of effective housing land at all times.

The proposed development would create 45 new high-quality flats for the Elderpark Housing Association. There is a range of 3-bedroom, 2-bedroom and 1-bedroom flats proposed of suitable size, layout and accessibility.

Wheelchair flats are easily accessible on the ground floors and all have their own front doors and back doors. In order to avoid any ground floor privacy issues, both blocks have a minimum of 1.2m of semi defensible space in front of their apartments and have been lifted 450mm off of external ground level. This allowed ramped access for the wheelchair units. For further design information please refer to the Design and Access Statement, prepared by MAST Architects.

CDP 11 – Sustainable Transport

Policy CDP 11 aims to ensure that Glasgow is a connected city, characterised by sustainable and active travel by supporting better connectivity by public transport, discouraging non-essential car journeys, encouraging opportunities for active travel, reducing pollution and other negative effects associated with vehicular travel and optimising the sustainable use of transport infrastructure.

In relation to new developments, policy CDP 11 directs development to locations well served by existing public transport services and active travel routes. New development should be designed at densities appropriate to maintain and / or extend public transport services whilst taking into account local context and other requirements.

The site is located within the 'Inner Urban Area' and within an area of 'High Public Transport Accessibility', as defined by policy CDP 11. The site is accessible to a range of sustainable modes of transport. Both the Govan subway station and bus station (Govan Interchange) are approximately 0.7

miles (14min walk) to the east. There are also numerous bus stops located approximately 120m north on Crossloan Road.

With reference to the Transport Assessment, it is considered that there is sufficient car parking capacity already on Nimmo Drive and Elderpark Street. Parking surveys were carried out to provide evidence of the availability of parking. The surveys were carried out on Nimmo Drive and Elderpark Street in the vicinity of the proposed development site for 24 hours between 13 and 14 September 2021.

The parking surveys concluded that there is an approximate capacity of 60 available on street spaces adjacent to the site which satisfies the GCC requirement. This parking will be supported by the proposed high quality cycle storage provision for each unit, the funding of a city car club vehicle (terms to be discussed and agreed with GCC) and promotion of car sharing as part of the travel plan for the development.

CDP12 Delivering Development

Policy CDP12 sets out requirements for infrastructure delivery in association with proposed developments. The Council will require developers to undertake an assessment of the site and its surroundings to determine the need for and the proposed response to the infrastructure requirements set out in the policy.

Developers are required to make specific provision relating to the proposed development to address the following matters for city-wide development proposals:

- Open space – quantitative or qualitative deficiencies in open space provision or access to open space;
- Surface water drainage and flood risk management requirements;
- Transport needs.

A landscaping strategy has been developed to provide meaningful external open spaces which compliment the development along with the private external sun pods. These communal open spaces are positioned at the rear of both blocks and provide seated areas with raised planters and a generous amount of amenity turf. In addition to the proposed landscaping and open space, Elder Park is within a five-minute walking distance from the site and is defined as a high-quality urban park within the SDF.

With regards to surface water drainage, the proposed drainage will comprise a separate foul and surface water system that will discharge to the combined sewer on Nimmo Drive and Elderpark Street. Surface water from roofs, roads and hard standing areas will be attenuated, treated and discharged (via hydrobrake manhole) to the combined sewer. Please refer to the Design and Access Statement for a full report on site the surveys.

e. Summary

JR Construction (Scotland) Ltd and Elderpark Housing Association are seeking planning permission for the erection of flatted residential development (45 units) with access, landscaping and associated works at Nimmo Drive, Govan.

The site is currently occupied by two, single storey buildings which are due to be demolished. The proposed development would provide 45 new homes in Govan, in compliance with Housing for Varying Needs, building in flexibility and ability to adapt to the changing needs of individual residents.

The proposed site is also within proximity to public transport, local amenities and Govan Town Centre and high-quality open space at Elder Park.

We consider that the proposed development is in accordance with the provisions of the Glasgow City Development Plan (2017) and the associated Supplementary Guidance.

I trust that the submitted information allows for the timely validation and consideration of the application for Planning Permission. In addition, payment of the associated planning application fee has been made to Glasgow City Council.

I look forward to receiving confirmation that this application has been validated. Should there be any issues in the meantime, please contact me on 07798 708 549 or GMappin@iceniprojects.com or my colleague Maura McCormack on 07739 323 059 mmccormack@iceniprojects.com

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gary Mappin', with a stylized flourish at the end.

Gary Mappin
DIRECTOR