

Date: 01 July 2022

20 Farringdon Street  
London, EC4A 4AB  
T +44 20 3691 0500

Glasgow City Council  
45 John Street  
Glasgow  
Scotland  
G1 1JE

Dear Sir/Madam,

**PLANNING APPLICATION BY TESCO STORES LTD FOR THE INSTALLATION OF SATELLITE DISH AND LOUVRES AT 194 NORTH HANOVER STREET, GLASGOW, G4 0PY.**

On behalf of our client, Tesco Stores Ltd, please find enclosed an application for the installation of satellite dish and louvres at the above site. Tesco Stores Ltd proposes to occupy the ground floor unit approved under application 14/02287/DC at 194 North Hanover Street, Glasgow, G4 0PY as a Tesco Express Store. The louvre proposals enable mechanical plant to be located internally within the unit; the satellite dish is proposed to facilitate Tesco's occupation of the unit and enable lottery sales to take place in store.

The unit is subject of a number of current, separate, planning applications to enable occupation by Tesco Stores Ltd.

A Non Material Variation application has been submitted to vary condition 27 of permission 14/02287/DC to facilitate the installation of vinyls and adverts in the windows of the commercial unit.

## Site Context

The site is located adjacent to the east of North Hanover Street, north of Kennedy Street and west of Dobbie's Lane. The site is located approximately 600 metres north of Glasgow Queen Street train station. The surrounding area is characterised by a range of uses, including education, residential, retail and leisure, and storage and distribution functions. The building itself has been constructed as a student accommodation block with adjoining commercial unit.

There are no locally or statutory listed buildings on site or within the vicinity of the site. The site is not located in a Conservation Area or Area of Archaeological Importance. The site is at no specific risk of flooding. There are no protected trees on the site or within the vicinity of the site.

## Local Planning Policy Designations

The site is located within the City Centre Boundary and in a Strategic Economic Investment Location.

## Planning History

Planning permission 14/02287/DC was granted on 3 July 2015 for the "*Erection of mixed use student accommodation and commercial development and ancillary works*". Tesco Stores Ltd proposes to occupy and operate the ground floor unit as a Tesco Express Store.

## Scope of Planning Application

Planning permission is sought for the following:

*"Installation of satellite dish and louvres."*



Please find enclosed the following documents in support of the application:

- Application form;
- The appropriate application fee of £500 (paid via Planning Portal);
- Covering Letter;
- Existing Elevation-1\_Louvre (03\_HNVR\_03C);
- Existing Plan\_Louvre (02\_HNVR\_02E);
- Existing Site Plan\_Louvre (02\_HNVR\_02D);
- Location Plan\_Louvre (01\_HNVR\_01B\_R1);
- Existing Elevation-2\_Louvre (03\_HNVR\_03D);
- Proposed Elevation-1\_Louvre (03\_HNVR\_03E\_R1);
- Proposed Elevation-2\_Louvre (03\_HNVR\_03F);
- Proposed Plan\_Louvre (02\_HNVR\_02F);
- Proposed Layout of Plant Area (RF90503 SK001E); and
- Plant Noise Impact Assessment (90503/NIA).

## Planning Analysis

In accordance with Section 25(1) of the Town & Country Planning Act Scotland 1997 (as amended), planning applications are to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

At a national level, the National Planning Framework (NPF); the Scottish Planning Policy (SPP) document; Creating Places Policy Statement; Designing Streets Policy Statement; and, Circulars are material planning considerations in the decision-making process.

The development plan is comprised of the following documents:

- City Development Plan (2017) and associated Policies Map.

Paragraph 106 of the SPP outlines that information submitted in support of applications should be proportionate and relevant to the development, and sufficient for the planning authority requirements on matters such as noise levels, environmental effects and the layout and design of buildings.

Policy CDP 1 (The Placemaking Principle) of the City Development Plan sets out that the Council will expect new development to ensure that new activity does not introduce unacceptable additional noise.

As identified above, the proposals seek the installation of a satellite dish and louvres at the site which is to be occupied and operated as a Tesco Express Store. The louvre proposals enable mechanical plant to be located internally within the unit. The satellite dish facilitates Tesco Stores Ltd's operation at the site.

A Noise Impact Assessment is submitted in support of this application and demonstrates that the noise from the proposed internal plant with the associated louvre attenuation will result in no worse than a *"neutral"* magnitude effect when assessed using the method described in the Scottish Technical Advice Note (TAN) (2011) relating to noise impact. This methodology and conclusions are outlined in more detail within the Noise Impact Assessment.

On this basis, the proposed louvres, sited on the west façade on the North Hanover street frontage and adjacent to the proposed plant, will limit noise levels emanating from the unit, whilst maintaining the required



airflow to operations associated with the permitted retail use of the unit. The proposed plant will be located internally within the site, rather than externally. In accordance with the Proposed Plan\_Louvre (02\_HNVR\_02F) and the Proposed Layout of Plant Area (RF90503 SK001E) plan, the 1.5 existing windows which the louvres seek to replace are positioned in front of where the proposed plant is to be located. Therefore, these windows would not afford views into the active shop front in any event, but rather, the back of the plant room. On this basis, the location of the proposed louvres does not inhibit viewpoints into the store from North Hanover Street, nor does it inhibit viewpoints from the store onto North Hanover Street. Instead, the proposed louvres are appropriately located so as to provide a functional output whilst retaining the visual character of the site and North Hanover Street.

In summary, the plant will not be visible outside of the site and as such, will not adversely impact the surrounding area in visual amenity terms.

In addition, the internal location of the plant will result in comparatively lower noise levels than would have otherwise occurred if the plant were to be located externally. The proposals will result in louvres replacing part, rather than all, of the shopfront (i.e. one louvre replacing a full height window and the other, replacing the lower segment of a second window).

The proposed satellite dish is located to the southeast of the site, fronting Kennedy Street, and is therefore sensitively located away from the main shop front and set well back from the road.

In summary, both the proposed louvres and satellite dish are necessary to enable the effective operation of the Tesco Express unit and have been sensitively designed and developed to be proportionate in scale to surrounding on and offsite features.

## Conclusion

We trust that you have all the information you require to register this application. If you have any related queries on the application submission, please do not hesitate to contact either Mark Buxton or myself. We look forward to your formal acknowledgement of the application.

Yours sincerely,  
for RPS Consulting Services Ltd



**James Ellis**  
Graduate Planner

