

# Planning Statement – Extension of existing commercial vehicle workshop

**Motus Commercials, 131 Bogmoor Road, Glasgow**

Extension of Workshop Building – Motus Commercials, Glasgow

Project	Motus Commercials, Glasgow
Client	Motus Commercials
Reference	2094
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Version	1
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## 1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this statement, Jim Malkin has worked as a Principal Planning Officer in Local Government and more recently as a Planning Consultant in the private sector. He is a Chartered Member of the Royal Town Planning Institute.
- 1.3 This application is supported by drawings completed by Startin and Co.

## 2 Site Description

- 2.1 The application site comprises a large commercial yard with workshops and offices associated with the operations of Motus Commercial, who undertake the fitting out, maintenance and sale of commercial vehicles.
- 2.2 The site is located within an existing industrial and commercial area of the city. The existing buildings on the site are set across two storeys and finished in light grey cladding with a lower brick plinth.
- 2.3 The premises is accessed directly from Bogmoor Road, which is accessed from Renfrew Road which connects directly to the A8 which runs to the south-west of the facility. The site is enclosed predominantly by paladin fencing.
- 2.4 The site and its surroundings are shown on the aerial photograph below:

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### 3 The Proposed Development

- 3.1 The company specialise in the sale, maintenance and fitting out of commercial vehicles and currently undertake this work within the existing workshops. However, the existing facilities are becoming increasingly stretched owing to delays in obtaining parts to repair / fit out commercial vehicles. It is therefore necessary to provide an additional parts storage area which will allow the company to hold parts, rather than order as an when they are needed, thereby streamlining the work they undertake.
- 3.2 The company are currently in a position where they either need to extend facilities on the site, or they will be forced to look for the alternative premises. It is therefore proposed to provide a single storey extension to the northwest of the existing building.
- 3.3 The extension will be utilised solely for additional parts storage space.

## 4 Planning Policy Context

### National Planning Framework 4

#### 4.1 Policy 25

- a) *Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.*
- b) *Development proposals linked to community ownership and management of land will be supported.*

#### 4.2 Policy 26

- a) *Development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.*
- b) *Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.*
- c) *Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the*

*primary function of the area and are compatible with the business/industrial character of the area.*

- d) *Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where:*
  - i. *It is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and*
  - ii. *The nature and scale of the activity will be compatible with the surrounding area.*
  
- e) *Development proposals for business and industry will take into account:*
  - i. *Impact on surrounding residential amenity; sensitive uses and the natural and historic environment;*
  - ii. *The need for appropriate site restoration at the end of a period of commercial use.*
  
- f) *Major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated. The strategy may include carbon capture and storage.*

## Glasgow City Development Plan 2017

- 4.5 The site is located in an Economic Development Area as defined by the Glasgow City Development Plan, the most relevant policies in relation to the proposal are as follows:

**CDP 1 – The Placemaking Principle** – This policy provides general guidance for new development in the city.

**CDP 2 – Sustainable Spatial Strategy** – This policy advises that the Council will *‘continue to focus on the regeneration and redevelopment of the existing urban area’* and in particular advises the following:

*Focus economic development in Strategic Economic Investment Locations, the City’s Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations;*

**CDP 3 – Economic Development** – The policy advises that the plan will direct *industry and business uses to the city’s Economic Development Areas.*

- 4.6 The above policies are further supported by the Interim Planning Guidance (IPG 3) which refers to Economic Development with the plan area. This document supports the Scottish Government’s Economic Strategy which *emphasises sustainable economic growth with a prioritisation towards job creation and maintenance of existing jobs as a means of securing prosperous communities.*

## 5 Planning Considerations

### Principle of Development

- 5.1 The applicant is seeking to extend existing commercial vehicle workshop to provide for additional parts storage to support their ongoing operations on the site.
- 5.2 The site lies within an established industrial estate and constitutes the expansion of an existing facility within a commercial location.
- 5.3 The principle of development is supported by both policies 25 and 26 which support *development proposals which.....are consistent with local economic priorities, as well as ‘supporting development proposals for business and industry uses on sites*



*allocated for those uses in the LDP*'. It is therefore clear the Scottish Government prescribes significant weight to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- 5.4 This proposal will help to support the needs of the existing business by delivering much-needed additional parts storage space. This will allow the business to operate more efficiently and ensure that customers vehicles are back on the road as quickly as possible.
- 5.5 Therefore in principle the extension to the building is strongly supported by local and national planning policies.

#### Character and Appearance of the Area

- 5.6 The existing building is a simple, functional steel framed structure finished in light grey cladding, the building is provided with a mono-pitch roof hidden behind a parapet. The building is relatively modern in its form and materials and is a relatively attractive when compared to adjacent built form.
- 5.7 The proposed extension is located to the northwest elevation of the building and will project towards Bogmoor Road, its appearance will follow the materials and principles of the existing building (mono-pitch behind a parapet). The location and design of the extension will ensure that it assimilates well with the form, scale and materials of the existing unit.
- 5.8 The proposal will be viewed in the context of surrounding industrial uses and will not be visually prominent. The site is located within the existing commercial complex and sits acceptably within this context.

## Highway Safety

- 5.10 The existing vehicular access from Bogmoor Road will continue to be utilised and no alterations are proposed to this, the scheme will not result in any increase in the number of traffic movements through the site access or utilising the local highway network. The premises is provided with excellent access to the A8 which links to the M8.
- 5.11 The proposals will not therefore prejudice the safe or efficient use of the highway network.

## Other Considerations

- 5.12 The scheme is distant from any residential properties and therefore will not impact adversely on the amenities of the occupiers of neighbouring dwellings. The proposals will also not have any impact on the operations of neighbouring commercial premises.
- 5.13 The Environment Agency shows the site lying entirely within Flood Zone 1 where there is a low probability of flooding. Development in this location is therefore suitable.
- 5.14 The site is formed of an industrial yard which is part tarmacked and hard surfaced, whilst there are no trees or hedges on site which could provide habitat for protected species. The proposal will therefore not result in any negative ecological impacts.

## 6 Conclusions

- 6.1 The application is for the extension of the existing Motus Commercial facility to provide for additional parts storage. The existing facility is located in an existing industrial / commercial area of Glasgow.

- 6.2 The proposal brings forward economic benefits in line with policies 25 and 26 of the National Planning Framework 4.
- 6.3 The proposal will follow the general principles and materials of the existing building and will appear as a coherent and functional extension. The scheme will appear contextually appropriate in this location.
- 6.4 The proposal will not result in impacts to flooding or ecology, nor will it impact on the amenities of the occupiers of neighbouring properties or operators of adjacent uses.
- 6.5 The statement demonstrates that the proposal constitutes sustainable development as required by the National Planning Policy Framework and is in broad compliance with the relevant policies of the Glasgow City Development Plan 2017.