



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100640325-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Unit 5 Rankine House 100 Borrton Street

Northing

666922

Easting

259449

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Paul"/>	Building Number:	<input type="text" value="2"/>
Last Name: *	<input type="text" value="Graham"/>	Address 1 (Street): *	<input type="text" value="Cavendish Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Cumbernauld"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="██████████"/>	Postcode: *	<input type="text" value="G680GT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="████████████████████"/>		

Type of Application

This application is to ascertain whether one or both of the following would be lawful: *

- Proposed use of buildings or other land.
- Proposed operations to be carried out in, on, over or under land (building operation or development).

Please describe in detail the use or development/operations for which you are seeking the certificate: * (Max 500 characters)

I am hoping to open a small children's entertainment centre which will primarily be used for private children's birthday parties and be opened to the public out with bookings. This will be busier at weekends primarily. The owners of the property do not see any issues as the unit opens onto a large Pedestrian walkway which in turns leads onto onsite free parking. I have been informed there are no large commercial vehicles at this area. It's mostly surrounded by empty units on the ground floor

Description of Proposed Use of Buildings or Other Land and/or Proposed Operations

Existing Use Class

Please state the existing Use Class as described in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Where building or land is vacant, state last known use: *

Class 4 Business (Office/Light Industry)

Description of Proposal

Please describe in detail the proposed use of buildings or other land for which the Certificate is sought and/or proposed operations to be carried out in, on, over or under land: * (Max 500 characters)

The unit will be used for a small go-kart track (inflatable track) and gaming. I currently run a small business called Kids Grand Prix which is a mobile service, I set up the inflatable track and go-karts in various venues including church halls, sports centres and community centres. I would use this premises on a permanent basis rather than a mobile business. The go-karts are electric, powered by a rechargeable battery – there's is no noise, oil or petrol involved at all. ages 3 - 11 year.

Description of Proposed Use of Buildings or Other Land and/or Proposed Operations – Proposed Use Class

Proposed Use Class

Please state the proposed use class (for which the Certification is sought): *

Class 11 Assembly and Leisure

Please state the proposed use class (for which the Certification is sought): *

Class 3 Restaurant/cafe

Description of Proposed Use of Buildings or Other Land and/or Proposed Operations – Additional Use

Please describe each additional use fully and show on a plan how each use physically relates to each other. (Max 500 characters)

I am unsure if I require this approval at this stage. I would like to sell food and drink. Initially I will offer cold drinks, cakes and confectionery treats, therefore no need for cooking facilities within the unit. Hopefully in the future I will be expanding to offer simple food – hotdogs, popcorn, teas and coffees etc. If this increases the cost substantially or delays the current application by a great length of time I would like to to reapply in the future for this change of use.

Is the proposed use: * Temporary Permanent

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

I applied and paid £180 for a pre planning application process to be carried out by Glasgow City Council. Feedback had been attached as a word document titled - Planning Officer - Pre planning

Title:

Mrs

Other title:

First Name:

Suzanne

Last Name:

Cusick

Correspondence Reference Number:

23/00031/PRE

Date (dd/mm/yyyy):

13/08/2023

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Any other Particulars or Supplementary Information

Please provide any other particulars or information here which you consider may be relevant: * (Max 500 characters)

The owners - Scottish Canals - are in support of this business plan - as can be confirmed by the Agent Alan Gilkinson - they are willing to provide a period of free rental to allow the business the best possible start.

List of Documents, Drawings or Plans which accompany this Application

Please provide a full list of documentation, drawings or plans which accompany this application which you are submitting as supporting information and evidence: * (Max 500 characters)

N/A as no change to current building - currently a shell - flooring lighting etc to be added.

Interest in Land

Please state the applicant's interest in the land: *

Owner Lessee Tenant Occupier Other

As you have indicated that you are not the owner please provide further details.

Please give details of the owner and state whether they have been informed in writing of this appeal:

Title:	<input type="text" value="Mr"/>	Address 1 (Street): *	<input type="text" value="100 Borrton Street"/>
Other Title:	<input type="text"/>	Address 2:	<input type="text"/>
First Name: *	<input type="text" value="Alan Gilkison (Agent for"/>	Town/City: *	<input type="text" value="Glasgow"/>
Last Name: *	<input type="text" value="C/O Scottish Canals"/>	Country: *	<input type="text" value="Scotland"/>
You must enter a Building Name or Number, or both: *		Postcode: *	<input type="text" value="G4 9XE"/>
Building Name:	<input type="text" value="Rankine House Unit R5"/>		
Building Number:	<input type="text" value="5"/>		
Has the Owner been informed? *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Checklist – Application for a Certificate of Lawfulness for a Proposed Use or Development

The provision of sufficient proof in a Certificate of Lawfulness is firmly with the applicant and therefore sufficient and precise information should be provided.

Please complete the following checklist to make sure you have provided all the necessary information in support of your application. Failure to submit all this information may result in your application being deemed invalid. The Planning Authority will not start processing your application until it is valid.

A copy of a plan, showing the boundary of the site. The plan should identify the land to which the application relates and should be drawn to an identified scale. Where such an application specifies two or more uses, operations or other matters, the plan which accompanies the application is to indicate to which part of the land each such use, operation or other matter relates. * Yes No

All the evidence provided in support of your application, as detailed in your answers. * Yes No

A statement setting out the applicant's interest in the land, the name and address of any other person known to the applicant to have an interest in the land and whether any such other person has been notified of the application. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has need received by the planning authority.

Declare – Certificate of Lawfulness – Proposed Use or Development

I, the applicant/agent certify that this is an application for a certificate of Lawfulness as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Mr Paul Graham

Declaration Date: 17/10/2023

WARNING

Section 153 of the 1997 Act provides that it is an offence to knowingly or recklessly provide false or misleading information or to withhold material information with intent to deceive.

Section 152(7) enables the planning authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information or if material information has been withheld.