

Introduction

Full planning permission is sought for the regularisation of as-built development approved under application ref 17/01770/DC approved 19th June 2018 for erection of petrol filling station, associated retail unit (Class 1), drive-thru restaurant (Class 3), and formation of access, car parking, landscaping and associated works at the Site formerly known as 1250 Nitshill Road, Glasgow.

This application has been submitting in response to a request from the council to regularise the as-built development.

Section 25 of the Town and Country Planning (Scotland) Act 1997 states that ‘Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise.’

The principle of the planning has already been established with the previously approved planning permission for a petrol filling station, associated retail unit (Class 1), drive-thru restaurant (Class 3), and formation of access, car parking, landscaping and associated works.

The table below sets out the planning approved drawings for application XXX and the proposed drawings submitted with this application.

Approved Drawings	Proposed Drawings
170332 – PL – 03s – Proposed Site Layout	G2967 AL(0)001 Rev B – Location Plan
170332 – PL – 04d – Proposed Site Elevations	G2967 AL(0)107 Rev D – Drive-thru Coffee Shop Elevations
170332 – PL – 05b – Proposed PFS Building Elevations	G2967 AL(0)003 Rev F – Proposed Site Plan
170332 – PL – 06b – Proposed Drive-thru Building Elevations	G2967 AL(0)006 Rev C – Elevations (Sheet 1)
170332 – PL – 07h – Proposed Tracking Plan	G2967 AL(0)007 Rev C – Elevations (Sheet 2)
160984-09 – Tank Elevations	G2967 AL(0)013 Rev A – Proposed Site Elevations

Please see a brief summary of changes made below:

- Decrease in GIA for the petrol filling station from 480m² to 470.7m²
- Decrease in GIA for the coffee drive-thru from 200m² to 167m²
- Increase from 48 parking bays to 51 parking spaces including; 4 EVc Bays, 4 Disabled and 2 Staff parking.
- Implementation of two jet wash bays south of the petrol filling station
- Outside seating area added to the drive-thru coffee shop
- A new model of drive-thru coffee shop for the Starbucks brand

Conclusion

The principle of the planning has already been established with previously approved planning permissions 17/01770/DC in 2018. The application seeks only to regularise only the appearance of the buildings and the

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layout. It is not considered that technical matters need to be revisited as these have been addressed through the granting of the aforementioned planning permission and subsequent approvals for the discharge of associated conditions.

Yours sincerely,