

**REF: 22/02785/PRE - PRE-PLANNING FEEDBACK**  
**751 Broomfield Road, Glasgow, G21 3HQ**

	<b>PLANNING OFFICER QUESTION</b>	<b>OUR RESPONSE</b>
1	Please could the distances to local facilities be reviewed as they do not appear to match distances internally. The distance should be the shortest walk, not from point to point.	Walking and cycle distances have been updated.
2	It is suggested that a privacy strip with some soft landscaping be introduced to ensure sufficient retention of privacy for the private gardens. In addition, re-orientation of the parking may assist to avoid headlights shining through to the private gardens.	Wooden fencing will be added to enhance privacy and prevent headlights shining through to private gardens.
3	A swept path analysis demonstrating the ability of the site to accommodate any deliveries, bin lorries, and fire vehicles.	Swept path analysis performed and demonstrates existing site can accommodate delivery trucks, bin lorries and fire vehicles.
4	Further details about the landscaping arrangements to the south of the site, especially the area proposed to be screened off. We would resist any hard landscaping and suggest soft landscaping could assist with creating a degree of separation between the proposed hostel and open space/assumed water vole habitat.	Only soft landscaping proposed to separate outdoor guest area from open space/assumed water vole habitat.
5	A preliminary ecological appraisal should be included in the application incorporating a phase I habitat survey and a search for protected species. As the site is within area known for water voles, a fossorial water vole search should be included too.	A PEA has been conducted; evidence of voles may exist but no conclusive evidence of endangered water voles is present on site. Blue and green areas are being preserved, proposal aims to protect and preserve animal species living on site.
6	A tree survey and Arboricultural impact assessment will be required as part of the application.	A tree survey and AIA has been conducted. No constraints were identified against our proposal.
7	With respect to the internal courtyards, it would be preference for soft landscaping strips to be introduced here and the proposed outdoor playing area, picnic and BBQ area relocated to the larger open courtyard on the southern part of the side.	Soft landscaping and "quiet" zones will be added to internal courtyards and activity area will be relocated to larger open courtyard.
8	The proposed siting of the bin store is not acceptable. Is there scope to move this internally by removing a bedroom or two? Alternatively, if to be site externally, it should not be sited along the front elevation or where it is visible from the public road.	For fire safety and insurance purposes, the bins cannot be located internally. The bins will be stored externally in lockable outdoor sheds made of metal structure with wooden cladding and are aesthetically pleasing to the local surroundings.
9	In terms of the cycle storage further details are required about the design of this building, including proposed materials. There is some concern about its positioning and again it is suggested that the potential to site it internally be explored.	We propose significant cycle storage, no room is capable of holding so many cycles. The cycles will be stored externally in lockable outdoor sheds made of metal structure with wooden cladding and are aesthetically pleasing to the local surroundings.