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PLANNING STATEMENT

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236 ALBERT DRIVE, GLASGOW

CHANGE OF USE FROM VACANT BANK TO DESSERT AND BURGER BAR/PART RETAIL AND ERECTION OF EXTRACT FLUE AT REAR

01 Background

The property at 236 Albert Drive, which is listed “B” in the register of listed buildings, occupies the ground floor and basement of a three storey blonde sandstone tenement on the corner of Albert Drive and Keir Street. The ground floor is constructed in attractive polished grey granite with a high cill detail and feature detailed doorway.

This property has been vacant for some considerable time, having previously been occupied by a branch of the Bank of Scotland.

02 Proposal

The proposed development will see this vacant property transformed into a dessert/burger bar with a retail component. The retail element will allow for patrons/customers to purchase much of the cold/raw foodstuffs which are used in the menu items on offer in the restaurant.

Notwithstanding that the building is “B” listed, previous occupiers have impacted on the interior with the result that little if any still remains and it is currently clad in ceiling and wall panels. If in the course of carrying out the new shopfitting works, any original features such as plasterwork and cast iron columns are uncovered, these will be sympathetically refurbished and incorporated into the internal fit out.

Access will continue to be via the existing doorway direct from Albert Drive. Upon entering, on the left will be the servery and the retail shop element while the bulk of the floor area will be the restaurant. This will be separated from the kitchen by the servery. There will also be an accessible toilet. In the basement will be the food preparation area, storage, customer and staff toilets and the waste/recycling store.

Externally the only change will be the erection of an extract flue at the rear of the property. Due to the fact that the property occupies a corner site, space on the rear wall is limited, however it has been possible to locate the extraction flue within a niche on the wall which means that the flue can be installed with no impact on rear windows or pipework. It will be fixed with vibration proof fastenings which will eliminate any possible vibrations from the system and will at the same time protect the fabric of the building. The flue will terminate one metre above the eaves as required by the legislation. The flue can be finished in any colour should this be required.

Given that the proposed use will involve foodstuffs it is imperative that there is an efficient system for the management and disposal of waste. **Section 03** below provides details of how this aspect of the proposal will be managed.

It is anticipated that the operating hours will be Sunday to Thursday 8am-11pm and Friday and Saturday 8am-12midnight

03 Assessment against Policy:

In determining an application the local authority are required to assess it in the context of the latest approved and adopted local development plan which in this case is Glasgow Local Development Plan 2017(LDP) and other relevant legislation such the National Planning Framework (NPF 4) and the recently amended Use Class Order and Permitted Changes of Use. Within the LDP is a wealth of guidance and directions which lay the basis for all developments within the area and establishing the aims and objectives of the plan. In essence the policy guidance is split into two broad themes, those which are over arching and broad brush and provide the backdrop within which other policies are set, and those which offer more detailed guidance and direction on a range of more specific topics.

In the context of the proposed development the following **Local Development Plan(LDP)**policy guidance is considered to be relevant:

Policy CDP1-The Placemaking Principle

Policy CDP4- Network of Centres

SG4- Network of Centres

SG11-Sustainable Transport

Within **NPF4** the relevant guidance is to be found in:

Policy 12 - Zero Waste

Policy 13 – Sustainable Transport

Policy 14 – Local living and 20 Minute Neighbourhoods

Policy 27 – City centre, town centre and local commercial centres

In the main the most pertinent policies and guidance relevant to this proposal, are those which relate to the location and operation of food outlets and the impact that these uses can have on the environment.

In this respect the following sub sections within **SG4 Network of Centres**, are particularly relevant

a) **Assessment Guideline 5**: Proposed Non-Retail Uses within Major Town Centres

b) **Assessment Guideline 10**:Food Drink and Entertainment Uses

- c) **Assessment Guideline 12:** Treatment and Disposal of Cooking/Heating Fumes
- d) **Assessment Guideline 13** -Parking and Servicing Requirements
- e) **Assessment Guideline 14:** Waste Management and Disposal

CDP1-The Placemaking Principle-As stated above the policy compendium is split into broad policies and more specific policies. Policy CDP1 aims to improve the quality of development taking place in the city by promoting a design-led approach. This policy must be considered in respect of all development proposals to help achieve the key aims of the City Development Plan.

Developments should seek to:

- a) achieve good design,
- b) help to make the city an appealing place to work live and visit,
- c) respect the environment by responding to its qualities and character,
- d) provide high quality amenity to existing and new residents of the city, and ,
- e) ensure that new activities do not introduce unacceptable noises or nuisance

Response:

The proposed use of the premises as a dessert/burger bar with a retail element is a use that would generally be considered compatible within a major town centre. Subject to the appropriate measures to address noise, cooking fumes and refuse ,such uses can make a positive contribution to the appeal and enjoyment of the town centre and thus contribute to the aim of the policy.

CDP4- Network of Centres/ Policy 27 of NPF4-Aims to ensure that all of Glasgow’s residents and visitors have good access to a range of centres which are vibrant, multi-functional, and sustainable destinations providing a range of goods and services appropriate to the expectations of the population being served. The policy also recognises that a town centre is more than simply a place to shop, that for a town centre to survive and prosper it must offer a range of other services including entertainment, leisure, local offices, wining and dining etc. It is the rich mix of these uses which makes the town centre experience enjoyable and entertaining.

To ensure that these objectives and aspirations are met a series of Supplementary Guides-Assessment Guidelines are included within the plan. These are, as referred to above,

Assessment Guideline 5 - Non-retail uses within town centres

This guidance seeks to ensure that the primacy of retail is maintained while accepting that other non-retail uses are essential if the town centre is to be vibrant and welcoming

Assessment Guideline 10 - Food drink and entertainment uses

While accepting that such uses have a valid and valuable role to play in the town centre it is accepted that they can be problematic and generate conditions which can impact on the amenity of the area and to this extent they need to be controlled and managed to ensure that they do not become a disamenity

Assessment Guideline 12 / Policy 12 of NPF4- Treatment and disposal of cooking/heating fumes

Further to the above, the impact of food and drink uses is most often associated with odours and smells which are a by-product of the foodstuffs being prepared. It is important therefore that smells, odours and noise must be controlled.

Assessment Guideline 13 - Parking and Servicing Requirements

In assessing any development it is important to establish that issues involving parking, servicing and access are properly considered and addressed.

Assessment Guideline 14 / Policy 12 of NPF4- Waste management and disposal.

As with the above the production of foodstuffs can generate a volume of refuse materials which by virtue of the products involved can be hazardous in terms of health and safety. It is essential that such refuse must be stored and disposed of in the most effective way to avoid major problems.

Taking each in turn we would offer the following:

Assessment Guideline 4-

This guidance seeks to ensure that retail remains the prime use while accepting that a successful town centre has to include a range of ancillary goods and services which all contribute to the town centre experience.

Response:

The change of use of this vacant unit into a dessert/burger bar will add to the range of services which might reasonably be found in such areas, and in addition the retail element allow for customers to purchase the cold/raw foodstuffs which have been used in the dishes on the menu.

Assessment Guideline 10/ Policy 15 of NPF4- This guidance seeks to ensure that such uses can be accommodated without any negative impact on the surrounding area.

Response:

While the role of retail is still considered to be the prime use, there is little doubt that the burgeoning on-line outlets and out of centre complexes has severely eroded this situation. In addition, current thinking on the way urban areas function and the perceived need for all citizens to have easy and accessible access to a range of goods and services has prompted the idea of the 20 minute neighbourhoods which, as the name suggests is aimed at ensuring that goods and services can be easily accessed without the need to travel by car and to encourage more carbon-neutral modes of transport. The introduction of a dessert/burger bar into this group of facilities will contribute to the realisation of the 20 minute neighbourhood.

Assessment Guideline 12- It is accepted that while we all enjoy dining in restaurants/burger bars, unless properly managed they can be the subject of problems with odours and smells.

Response:

The proposed development includes a full specification for a state of the art extraction system which will ensure that all troublesome odours, smells and noise are effectively dealt with and will have no impact on the local amenity.

Assessment Guideline 13- The ability to access and service a development is important.

Response:

As with all the properties in this area, the proposed development has on street parking available as well as on-street servicing which is the norm along the length of the road.

Assessment Guideline 14/Policy12 of NPF4- Fundamental to the proper running of any food outlet is the proper storage and management of refuse, particularly as it will invariable include foodstuffs.

Response

The proposed development makes provision for the storage of all waste materials within a designated store within the property. The refuse will only be placed outside for uplift at the appointed time by the appointed contractor, so problems with bins being left on the footpath and resultant litter will not arise.

SG11- Sustainable Transport – As per **13** above it is important to ensure that any new development does not adversely impact on existing road networks, parking and servicing arrangements. It is also important to consider access to means of transport to and from the development.

Response:

The site is located within an existing street block of commercial units, none of which have dedicated parking provision. However the area is well served with bus services and pedestrian and cycle access is not a problem. We do not believe that this proposed new use would have a negative impact on the existing services.

From all of the above, it is apparent that the proposed change of use can be accommodated within the policy guidance of the Local Development Plan and the National Planning Framework(NPF40 with no adverse impact on the property or the surrounding area.

04 Summary:

The proposed change of use of this vacant bank into a dessert/burger bar will introduce an additional dining option to the area. The new use will help to animate the streetscape and in the evenings and in the dark winter months the splay of light from the large window will illuminate the footpath and contribute to the sense of safety and security which is essential if the night time economy is to be fostered.