

Case reference	NA-GLW-074
Application details	Erection of Mixed use development
Site address	Site bounded by Eagle Street/High Craighall Road/North Canal Bank Street/Borron Street, Glasgow
Applicant	Bigg Regeneration Limited
Determining Authority	Glasgow City Council
Local Authority Area	
Reason(s) for notification	Category 1
Representations	Nil
Date notified to Ministers	21 February 2017 (But not fully documented until 23 February 2017)
Date of recommendation	09 March 2017
Decision / recommendation	Clear

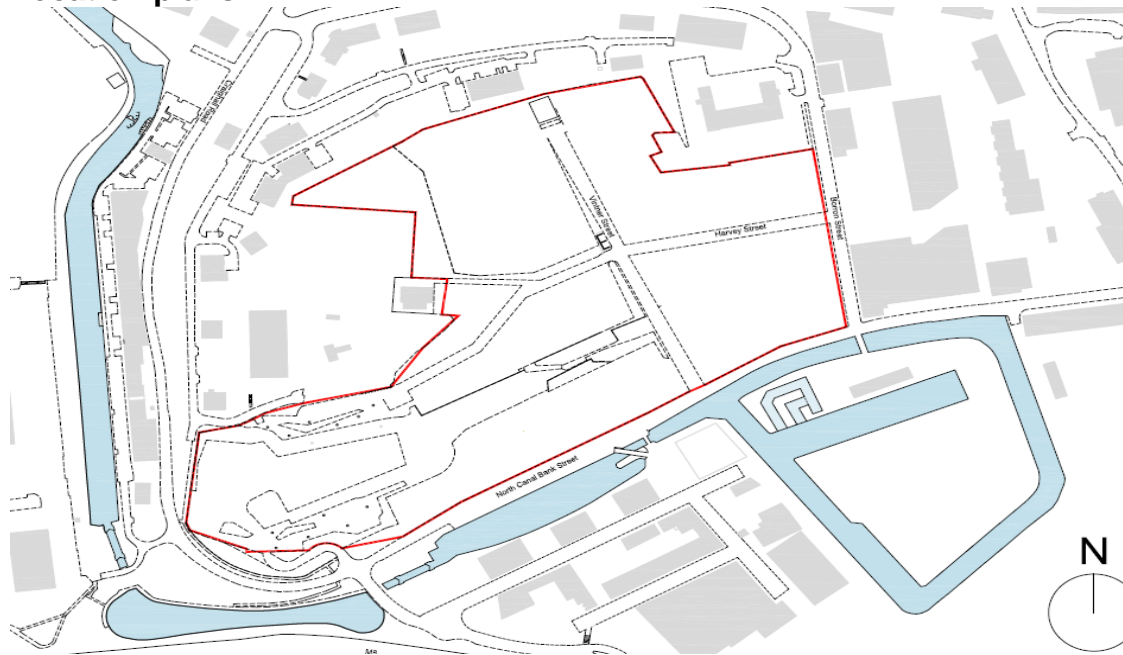
Description of Proposal and Site:

- Planning Permission in Principle is sought for a residential led mixed-use development including: Class 1 (Retail), Class 2 (Financial, professional and other services), Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotel), Class 9 (Houses), Class 10 (Non-residential institutions), Class 11 (Assembly and Leisure), Sui Generis (Flats) including car parking, access roads, landscaping and other associated works.
- The proposal is to redevelop a brownfield former industrial site for residential and commercial use. An initial valuation exercise indicates approximately 683 houses and 3110 sq. m of commercial space.
- The site is an 11 ha brownfield site within the Canal Ward (Port Dundas), known as '100 Acre Hill'. The site was most recently occupied by a distillery complex, but has been vacant since 2010.
- The applicant, BIGG Regeneration, is a partnership between Scottish Canals and the Igloo Regeneration Fund. BIGG Regeneration has the option to purchase the site from Diageo, and is working within the framework of the Glasgow Canal Regeneration Partnership, of which the council is a key partner.
- The site is surrounded by a variety of land uses, from general industrial (concrete batching plant, and Gaia wind turbine manufacturing plant), light industrial and business uses (Craighall Business Park and 100 Borron Street), and residential (Speirs Wharf).

EIA Development:

- The proposal falls within the 'Urban Development Projects' category in Schedule 2 of the EIA Regulations and exceeds the associated 0.5ha threshold.
- Glasgow City Council screened the application for its likelihood of significant environmental effects and concluded that the development would not have significant effects on the environment that an EIA was not required.

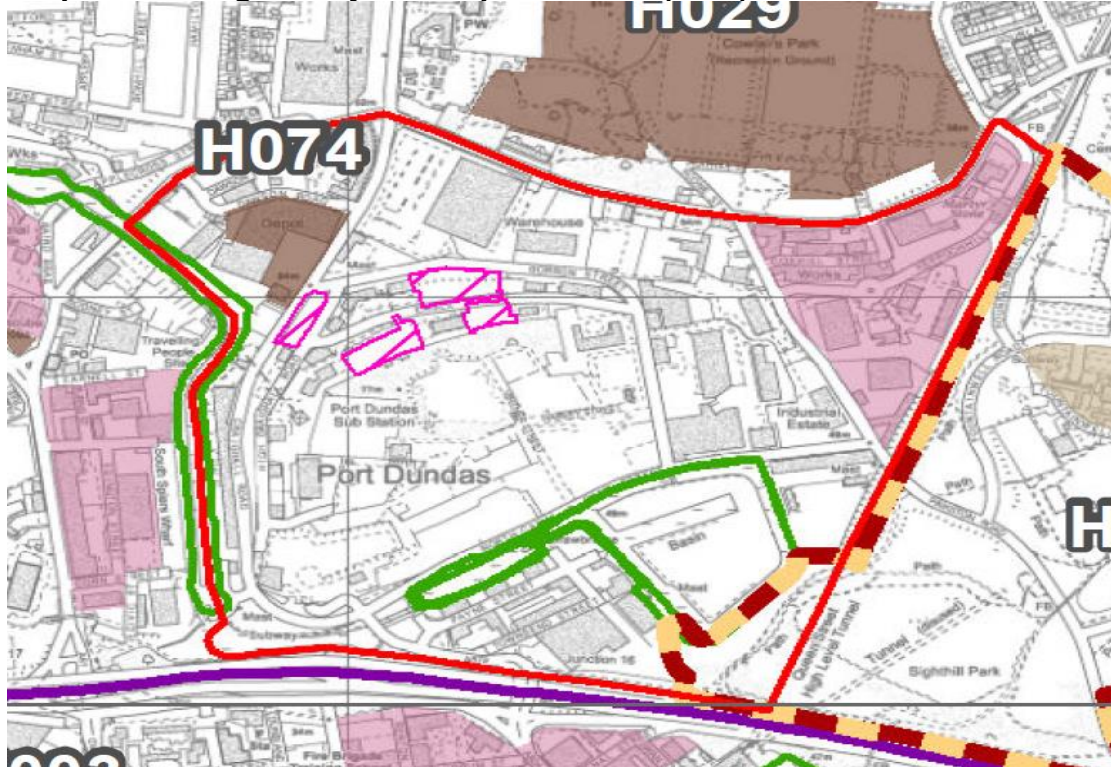
Location plans



Consultations and Representations:

- There have been no representations from third parties and no objections from statutory consultees, subject to conditions.

Proposed Glasgow City Development Plan (CDP).



Assessment:

1. The application has been notified to Scottish Ministers due to Glasgow City Council's interest in the land and the development being significantly contrary to the current local development plan (City Plan 2). The council considers the proposal is not consistent with the strategic objective for Port Dundas of 'Promoting Major Business and Industrial Opportunities' in City Plan 2 and is therefore a significant departure from the approved development plan. The council has a financial interest in the site, because City Deal funding is being made available for land remediation and infrastructure on the site. The Outline Business Case approved by the Glasgow City Region Cabinet in 2015 identified £5.67m of City Deal funding to address remediation, access and infrastructure works on this site.
2. The development plan consists of the Glasgow and the Clyde Valley Strategic Development Plan (SDP, 2012) and the Glasgow City Plan 2 (2009). City Plan 2 is 7 years old and the council gives substantial weight to the emerging Development Plan, which is the Strategic Development Plan 2016 (Clydeplan), currently at examination, and the modified City Development Plan (CDP), which is due to be adopted in March 2017. The council considers the proposals are supported by the approved and proposed SDP. In terms of the emerging CDP, the site is identified as a masterplan area (Port Dundas) and provides no

presumption in favour of industrial and business uses on the application site. As such the council consider the proposal is be consistent with the emerging CDP.

3. The application site is identified by the council as a strategic site with the potential to open up connectivity from the city centre to Possilpark and through to the Sighthill Transformational Regeneration Area. At present it forms part of the legacy of de-industrialisation in north Glasgow. In its current state, the council consider it is a significant block to development, and creates an impression of abandonment and disconnect within the area.
4. The Council committee report states that the development proposals involve the remediation and reuse of a large strategically important brownfield site that will bring widespread regeneration benefits for existing and future communities as well as the wider city of Glasgow. The proposal would result in economic benefits for Glasgow in terms of investment, construction jobs as well as commercial jobs, through the sustainable redevelopment of a brownfield, derelict, contaminated site which will be brought back into effective use. The Council consider the proposal would also provide much needed housing for the city, and would make a valuable contribution to addressing the significant shortfall in effective housing land supply which has been identified in the emerging CDP.
5. The proposal has been assessed in light of the development plan and material considerations and the council has given reasons for arriving at its intention to grant planning permission in principle. It has taken account of the issues raised through consultations and the development is considered acceptable to the council subject to conditions and a planning obligation. It does not appear that a conflict of interest has influenced the council's decision-making. The council's assessment of the proposed development considers that the wider economic and regeneration benefits outweigh the divergence from the current local development plan (City Plan 2) in this case. The impacts are local to the Port Dundas area of Glasgow City and do not appear to raise issues of national importance that would merit intervention by Scottish Ministers.
6. The application does not raise any issues of national importance that would merit intervention by Scottish Ministers.

Decision/Recommendation:

- The application should be cleared back to Glasgow City Council.