



An **APLEONA** company

Our Ref: CM39
Your Ref: N/A

30 August 2017

Development & Regeneration Services
Glasgow City Council
229 George Street
Glasgow
G1 1QU

Dear Sir/Madam

**APPLICATION FOR FORMATION OF PEDESTRIAN FOOTPATH, TRAFFIC CALMING MEASURES AND ASSOCIATED WORKS ON LAND AT DALDOWIE SEWAGE TREATMENT WORKS, 15 DALDOWIE, GLASGOW, G71 7RX
E-PLANNING REFERENCE: 100062126-001**

On behalf of our client, Scottish Water, we hereby submit a planning application seeking approval for the following development proposals at Daldowie Sewage Treatment Works, 15 Daldowie, Glasgow:

"Formation of pedestrian footpath, traffic calming measures and associated works"

The submission comprises the duly completed planning application forms; necessary plans, drawings and a completed land ownership certificate.

The application details are shown on the accompanying plans and drawings as follows:

- Location Plan 1:2000
- Existing Site Plan B+B Dwg No. GC21755-95-003
- Boundary Plan: B+B Dwg No. GC21755-00-SK01 Rev A
- Landscape Proposals Proposed Footpath Route: TGP Dwg No. 1889 L01 Rev.A
- Proposed Location of Traffic Calming Measures: B+B Dwg No. GC21755-95-001 Rev.B
- Typical Build-Out Layout: B+B Dwg No. GC21755-95-002

Payment of the required planning application fee of £202 shall be issued separately.

Site Description & Proposed Development

For way of context - the site is located around south-eastern boundary of Glasgow City Council and in between the M74 motorway to the north, and the River Clyde to the south.

206 St. Vincent Street
Glasgow
G2 5SG

T: +44 (0)141 300 8000
F: +44 (0)141 300 8001

gva.co.uk

GVA is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS.

**Birmingham Bristol Cardiff Dublin
Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle**



The site and general surrounding area is industrial in character, with the main buildings and associated operations of the Scottish Water Treatment Works to the west and the Scottish Power Sludge Processing Plant located directly to the south.

The industrial uses are broadly separated from the adjacent Daldowie Crematorium and a small pocket of residential properties to the east by selection of access roads and a sizeable wooded area.

The application site currently comprises a strip of wooded land and a two-way road to the north which provides the main means of vehicular access for the site. The existing road is tree and fence lined and does not benefit from a pedestrian footpath or any form of safe segregated means of access.

The primary aims and objectives of the proposals are to provide for a continuous safe pedestrian route linking the sites and operations to the west and south with the edge of the existing pedestrian route currently in place to the east. The proposed traffic calming measures are also proposed in order to reduce general traffic speeds of vehicles visiting the site.

The proposed pedestrian footpath comprises a route of approximately 200 metres long and 2 metres wide. The position and alignment of the proposed footpath has been developed through a requirement to provide a direct and safe form of pedestrian access, whilst also seeking to minimise impact upon the existing setting of the site, trees, landscaping and topography.

The proposed traffic calming measures comprise 3 pairs of low-level interlocking concrete and reflective traffic bollards located on a private straight stretch of road, each approximately 90 metres apart over an area of around 450 metres from the A721 into the Daldowie Sewage Treatment Works. The traffic calming measures have been designed to supplement an existing traffic calming feature (speed bump) located at the eastern section of the road.

Planning Policy Context

The Glasgow City Development Plan was adopted in March 2017 and identifies the application site as Greenbelt land.

Policy CDP 6: Green Belt and Green Network is relevant in the consideration of this application and sets out that the Council will not support development that would adversely affect the function and integrity of the Green Belt. It also sets out that some forms of development set out in Supplementary Guidance may be acceptable in the Green Belt, provided other considerations can be satisfactorily addressed.

Policy IPG6: Green Belt & Green Network is also relevant. It sets out that the Council will continue to exercise a strong presumption against development that would adversely affect the function and integrity of the remaining Green Belt. It also provides a range of exceptions to this general presumption that will be considered in a green belt location. These include, (under paragraph 3.2 part f) proposals which are 'required for existing approved uses'.

The proposed development forms part of a wider developed site already in industrial use and would not adversely affect the integrity and/or function of the greenbelt.

Paragraph 3.3 goes on to detail further requirements that will also be required to be met, and includes (in part):

- a) It should be justifiable against Natural and Historic Environment designations and on wider biodiversity, and should not have an adverse impact on the functionality of the Green Network.