PLANNING

PLANNING PERMISSION:

An Application must be submitted online through eplanning portal to the Glasgow City Council's Local Planning Authority. Depending upon the scale of the project, the process takes up around 2-4 months. The application will be assessed using the Planning Act 2008. (Section 42)

Inorder to implement the consent for starting building works or using a property for the authorised use, Notification of Initiation of Development (NID) must be served. The form should be filled and send to development regeneration services, Glasgow City Council.

BUILDING WARRANT

A building warrant must be granted for construction or demolition of a building. Application should be filed according to the guidance of building, regulations. The application is for a warrant for the provision of services, fittings or equipment in or in connection with a building. (Building Scotland Act 2003).

MASTERPLAN DEVELOPMENT PROPOSAL

SANCTUARY BATH HOUSE

The intention of the masterplan is to improve the quality of life in the Denniston area by introducing a bath house, giving more focus on natal care for the pregnant women of the area. The masterplan proposes a development for recreational activities for all, that can provide a social and physical focus for communities, drawing together, successfully providing opportunities for swimming, exercising, natal care and providing a well setting for the leisure amenities, health and wellbeing. The new transport connection will be introduced to the open spaces for creating access to the site with reduced vehicular movement, keeping bicycling and pedestrian use as the priority. All the facilities are designed in one small area of Alexandra parade, where rest of the conserved area is untouched. This development will encourage more people to use this part of the city and this open space.

MAJOR DEVELOPMENT PROCESS

Pre-Application Screening Notice

Depending upon the size and purpose of sanctuary bath house, this development falls under the category of major development process. For major development, pre-application consultation with community, design and access statement needs to be submitted

Proposal of Application Notice (PoAN)

PoAN is associated with development documents submitted to Glasgow City Council, defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The Planning Authority can advise the applicant that the level of pre-application consultation is acceptable or whether further consultation requires to be undertaken with the community and in this instance the Planning Authority will advise what form and with whom the further consultation should be undertaken.

Pre-application Consultation

Due to the scale of the proposed development, a pre-application consolation will be required. A statement of design and access, along with supporting information should be submitted, alongside standard architectural drawings. There should be pre-application consultations with the Planning Department at GCC. this includes sending details of the proposal to the council and local community councils and consulting the wider community using at least one locally advertised public event.

Planning application and Design and access statement

Statement of design and access and planning drawings must be submitted to the Local Planning Authority (LPA), in this case, Glasgow City Council, for planning permission. This includes setting out information about the design of the proposal and how the design considers access for disabled people. (The Town and Country Planning Regulations 2008 No.

Plannina Permission is Granted

Building warrant drawings are completed and submitted to the local Building Standards department to ensure the design meets with building

ENVIRONMENTAL ASSESSMENT

The environmental assessment will require a scheme of mitigation covering matters of planning concern to be planning authority before any development undertaken in Alexandra parade.

Key

Green open spaces

Town areas

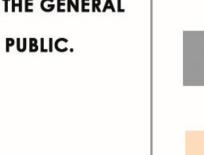
CONSULTATION WITH GLASGOW CITY COUNCIL AND THE GENERAL

NOTICE TO SUBMITTING PLANNING APPLICATION

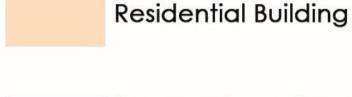
PROPOSAL OF

APPLICATION NOTICE

Proposed site



Transportation infrastructure



Proposed sanctuary Bath house



CONSULTATION

REPORT

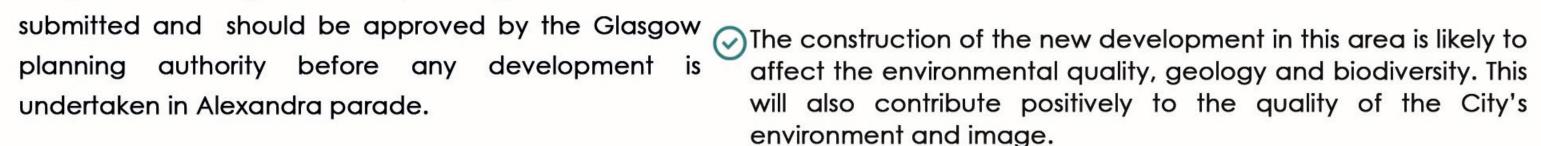
Residential areas

APPLICATION -INCLUDING **PREAPPLICATION**

_ _ _ Road iadjacent to the site

RISK ASSESSMENT

1. The proposed site is located in an area of special landscape



A Design statement based on special landscape area appraisal explaining the specific proposal that will enhance the quality of an area will be submitted. [Appendix I]

Quantification of the proposed development site has a steep slope.

Any development in this area is likely to have an impact or alter the City's landform. Measures will be taken to minimise re-grading natural landform and features. The proposal of the design will promote high-quality environment and sustainability.

3. Soil contamination due to the adverse effects of the construction process.

Provisions will be made to remove the good quality soil and arrangements will be made to use this removed soil in other parts of the Glasgow City.

1 4. Environnmental Impacts of developing environmentally sensitive areas.

Alexandra parade has a very sensitive environment due to its rich biodiversity. The development will have the potential to fragment, or otherwise adversely affect natural habitats of existing species in that area. Glasgow's Local Biodiversity Action Plan and associated species action plans to be factored into development proposal (policy ENV 6: Biodiversity).

5. Impacts of the development in landscape character.

✓ Landscaping/tree planting to be an integral part of all appropriate development schemes. Design Briefs will include a landscape character assessment which should identify woodlands, trees and hedgerows that require to be retained within a development proposed site (policy ENV 8: Trees, Woodlands and Hedgerows)

6. Loss of green/open space.

O Design Briefs will include the details of enhancing the existing open space by connecting the space socially. Open space protection strategy of Glasgow will be strictly followed. (policy ENV 1: Open Space Protection).

7. Impacts of construction noise.

In order to reduce the noise pollution, activities will be restricted on the site and a specification of an acceptable and reasonable noise limit could be implemented. And a detailed description of construction phasing will be submitted and strictly ollowed.

