

# PLANNING

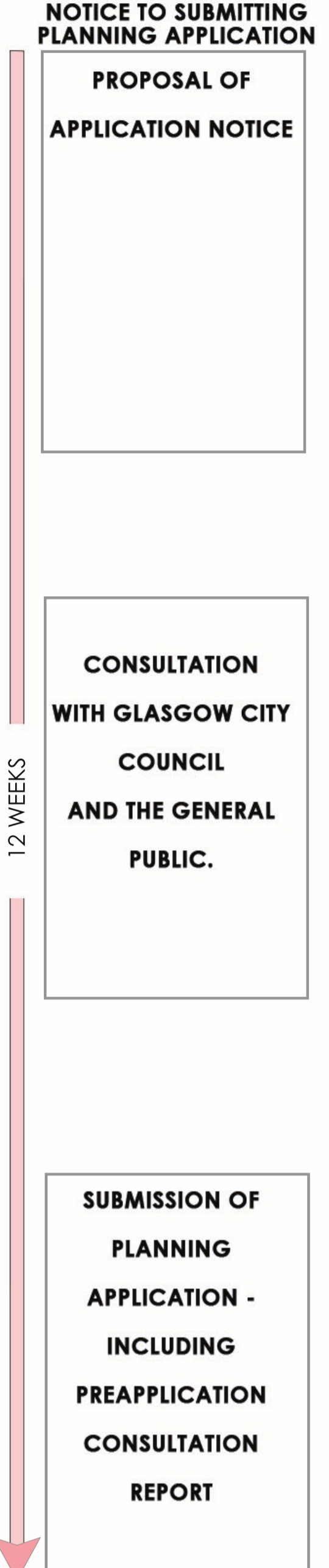
**PLANNING PERMISSION:**  
An Application must be submitted online through eplanning portal to the Glasgow City Council's Local Planning Authority. Depending upon the scale of the project, the process takes up around 2-4 months. The application will be assessed using the Planning Act 2008. (Section 42)

In order 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 people 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.



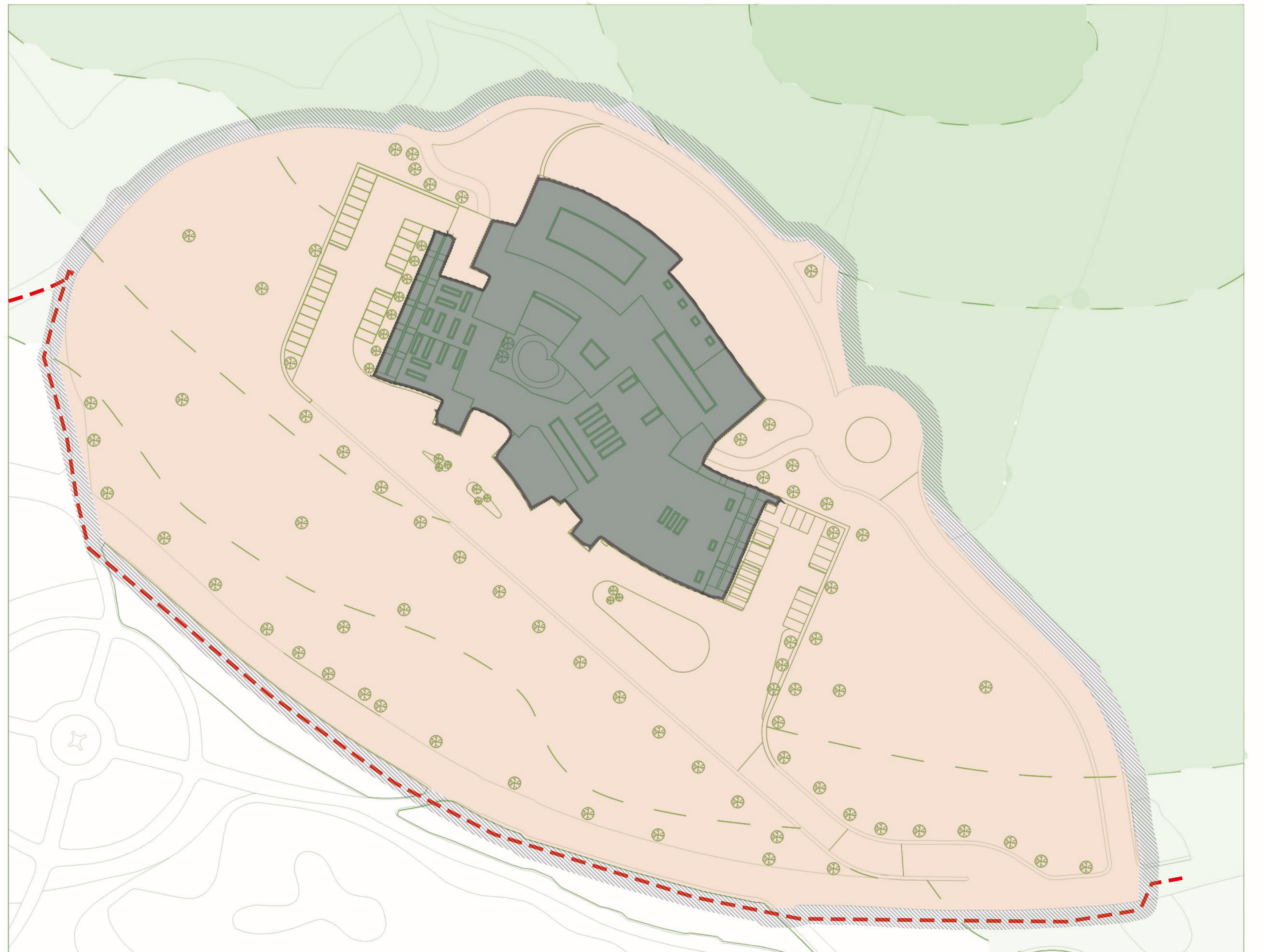
**ENVIRONMENTAL ASSESSMENT**  
The environmental assessment will require a scheme of mitigation covering matters of planning concern to be submitted and should be approved by the Glasgow planning authority before any development is undertaken in Alexandra parade.



- RISK ASSESSMENT**
1. The proposed site is located in an area of special landscape importance.
    - ✓ The construction of the new development in this area is likely to affect the environmental quality, geology and biodiversity. This will also contribute positively to the quality of the City's environment and image. 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]
  2. 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.
  4. Environmental 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.
    - ✓ 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 followed.



Existing Site Plan



Proposed Master Plan