



Glasgow City Council

Development & Regeneration Services

Director
Rodger R McConnell
FRICS MBA

**Development & Regeneration
Services**
Glasgow City Council
229 George Street
Glasgow G1 1QU
Phone 0141 287 8555
Fax 0141 287 8444

Our ref: **DECISION**
GCC Application Ref: **02/00756/DC**

1 October 2002

Young And Gault Architects
28 Speirs Wharf
Glasgow
G4 9TG

Dear Sir/Madam

SITE: Stobhill Hospital 133 Balornock Road Glasgow G21 3UN

PROPOSAL: Erection of local forensic psychiatric unit (medium secure unit).

I am pleased to inform you that Glasgow City Council has now taken a decision to approve your application, **02/00756/DC**.

A copy of the decision notice is attached with any appropriate conditions/notes which should be read together with the decision.

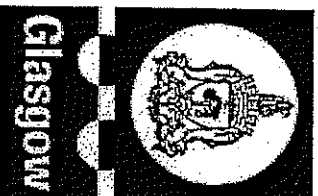
The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision or the attached notes, please contact your case officer **Mr N Stevenson**, on direct phone **0141 287 6056**, fax **0141 287 6037** who will be happy to help you.

Yours faithfully

for Director of Development and Regeneration Services

Encls.



PLANNING DECISION NOTICE

Full Planning Permission

GRANTED SUBJECT TO CONDITION(S)

IN RESPECT OF APPLICATION 02/00756/DC

Erection of local forensic psychiatric unit (medium secure unit).

AS SHOWN ON THE PLAN(S) RELATIVE TO THE SAID APPLICATION AT
Stobhill Hospital 133 Balornock Road Glasgow G21 3UN

This consent is granted subject to the following condition(s) and reason(s):

01. The development shall be implemented in accordance with drawing number(s)

520a//P/100	520a/200
520a/900	520a/P/301
520a/P/302	520a/P/303
520a/P/306	520a/P/307
520a/P/308	520a/P/309
520a/P/310	520a/P/311
520a/500	520a/501
520a/P/300	520a/P/201

received 25 March 2002 and drawing numbered G1771/01 received 26 June 2002 as qualified by the attached conditions.

Reason: As these drawings constitute the approved development.

02.

For the avoidance of doubt the road layout and parking provision shall be as illustrated in drawing G1771/01 received 26 June 2002 not as in any of the other approved drawings received 25 March 2002 to the satisfaction of the Planning Authority.

Reason: In the interests of traffic safety at the locus.

03. The proposed accesses onto Balornock Road should be in accordance with Figure 10.19 of the Roads Development Guide to the satisfaction of the Planning Authority.

Reason: In the interests of traffic safety at the locus.

04. A two metre wide footway should be provided along the full frontage of the site and connect onto the existing footway network to the satisfaction of the Planning Authority.

04. In the interests of traffic safety at the locus.

Reason: In the interests of traffic safety at the locus.

05. Details of all floodlighting shall be submitted for approval prior to the commencement of development and light from the use of the approved development shall not give rise to:-

(a) An "Upward Waste Light Radio" (Maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%.

(b) A "Light into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux).

(c) A "Source Intensity" measurement in excess of 100Kcd (kilocandela). ("Source Intensity" applies to each source in the potentially obtrusive direction of the area being lit).

All to the satisfaction of the Planning Authority.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

06. Prior to the installation of the lighting system, the applicant should submit certification from a member of the Institution of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the proposed system will satisfy the requirements of Condition 5 above.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

07. Prior to the commencement of the operation of the local forensic psychiatric unit, the applicant should, following the testing of the Lighting System, submit certification from a member of the Institution of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the system complies with its design specifications.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

08. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve (NRC) 35 between the hours of 0700 hours and 2200 hours and Noise Rating Curve (NRC) 25 at all other times.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

09. Suitable provision shall be made for refuse storage facilities including provision of appropriate refuse bins to the satisfaction of the Planning Authority. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

10. All works shall be in accordance with the Glasgow City Council Roads Development Guide to the satisfaction of the Planning Authority.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

11. A scheme of landscaping including boundary treatment(s) and details of trees and other features which are to be retained, shall be submitted to and approved by the Planning Authority in writing prior to the commencement of works on site.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

12. On receipt of written approval the landscaping proposals including planting, seeding, turfing and hard landscaping shall be completed to the satisfaction of the Planning Authority by the end of the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is sooner. All landscaping shall be maintained in the approved form to the satisfaction of the Planning Authority.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

13. All retained trees on site shall be protected by a satisfactory method to be agreed in writing with the Planning Authority before any work commences on site. The agreed method of protection (as set out in BS5837/1991) shall be maintained on site until completion of all works in the vicinity of the trees.

Reason: In order to protect the visual amenity of the surrounding area.

14. Samples of all external materials shall be submitted for the written approval of the Planning Authority prior to the commencement of works.

Reason: In order to protect the visual amenity of the surrounding area.

Reasons for Consent Contrary to Development Plan

01. It is considered that the identification of the site as a residential opportunity in the Springburn Local Plan 1986 is out of date due to the age of the plan and that the site is not part of the "effective" housing land supply.



Dated: 1 October 2002
for Director of Development and Regeneration Services
Glasgow City Council

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS GRANT OF PLANNING PERMISSION

IT IS YOUR RESPONSIBILITY TO SATISFY YOURSELF WITH REGARD TO THE MATTERS LISTED BELOW PRIOR TO IMPLEMENTATION OF THE WORKS WHICH ARE THE SUBJECT OF THIS CONSENT.

CONDITIONS OF THIS NOTICE

By this notice Glasgow City Council, as planning authority, has approved this proposal subject to conditions which the Council consider necessary to ensure the satisfactory implementation of the proposal. **It is important that these conditions are adhered to and the Council will actively monitor the implementation of the development to ensure this. Failure to comply with conditions may result in enforcement action being taken.**

RIGHTS OF APPEAL

If you are not satisfied with the conditions which have been imposed you may appeal to the First Minister within **six months** of the date on this notice.

A notice of appeal must be lodged in writing on a form supplied by the First Minister and the grounds of appeal must be clearly stated. Appeal form P/PPA can be obtained by writing to:

Scottish Executive Inquiry Reporters Unit
2 Greenside Lane
Edinburgh
EH1 3AG
Tel: 0131 244 5649

The appeal form should be accompanied by copies of this notice, the application forms, plans and any other documents submitted along with the application. **Copies of all these documents should, at the same time, be submitted to Glasgow City Council, Development and Regeneration Services, Development Control, 229 George Street, Glasgow G1 1QU.**

You are required to indicate whether you wish the appeal to be determined on the basis of written submissions or whether you wish a public local inquiry to be held. In most cases an appeal will be dealt with by a person appointed by the First Minister called a 'Reporter' and the decision which is reached will be final, subject to the right to apply to the Court of Session and petition for judicial review on legal grounds.

OWNERSHIP OF THE SITE

This consent only grants permission to develop on land of which you are the owner or have obtained the necessary consents from the owners of land or buildings.

If permission to develop land is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the planning authority a purchase notice requiring the purchase of his/her interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act 1997.

BUILDING WARRANT

This permission does not exempt you from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact Building Control within Environmental Protection Services, 231 George Street, Glasgow, G1 1RX on 0141 287 5701/2/3.

ROADS CONSTRUCTION CONSENT

This permission does not exempt you from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact Roads and Transportation, within Land Services, 20 Cadogan Street, Glasgow, G2 7AD on 0141 287 9358

DISABLED ACCESS

You are reminded that in providing premises (including university and school buildings, offices, shops, railway premises, factories and toilets) which are open to the public, you should make provision, where reasonably and practicable, for the means of access and parking to be designed to meet the needs of disabled people. This should include appropriate signposting indicating the availability of these facilities. Your attention is specifically drawn to the BSI Code of Practice on Access for the Disabled to Buildings (BS 5810:1979) which explains the manner in which appropriate provision can be made for the needs of disabled people in the design of buildings. For further information please contact the Council's Access Officer for the Disabled, Mr N McLachlan on 0141 287 4470.

WORK INVOLVING GROUND EXCAVATION

The attention of any applicant proposing works involving ground excavation is drawn to the Scottish National Freephone DIAL BEFORE YOU DIG telephone number. The number, 0800 800 333, should be called to clarify the location of services to prevent damage to plant from uninformed ground excavation.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that appropriate sustainable urban drainage systems (SUDS) should be incorporated in this development. See: Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland.
02. It is recommended that the applicant should consult with the Roads and Transportation Division of Land Services at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.
03. It is recommended that the applicant should consult with the Coal Authority concerning this proposal because of the possibility of disused mine workings under the site.



Our ref DC/NST/02/00756/DC
Your ref BG/RMA/MP/520B/3.15
Phone Direct 0141 287 6056 ask for Mr Stevenson
Fax No 0141 287 6037
Date 8 March 2005

Young And Gault Architects
28 Speirs Wharf
Glasgow
G4 9TG

For the attention of R M Allan

Dear Sir

**PLANNING APPLICATION 02/00756/DC
ERECTION OF LOCAL FORENSIC PSYCHIATRIC UNIT, STOBHILL HOSPITAL
133 BALORNOCK ROAD, GLASGOW G21 3UN**

Dear Sir

I am writing in response to your correspondence received 2 March 2005 seeking clarification as to the proposed alterations contained drawings numbered:

520b /901/Rev J;
520b /902/Rev J;
520b /903/Rev J;
520b /904/Rev K; and
520b /905/Rev A.

The variations outlined in the above drawings are considered non-material.

The above numbered drawings received 2 March 2005 will be stamped approved and added to the list of approved drawings in the original application file.

I trust this information shall be sufficient for your needs.

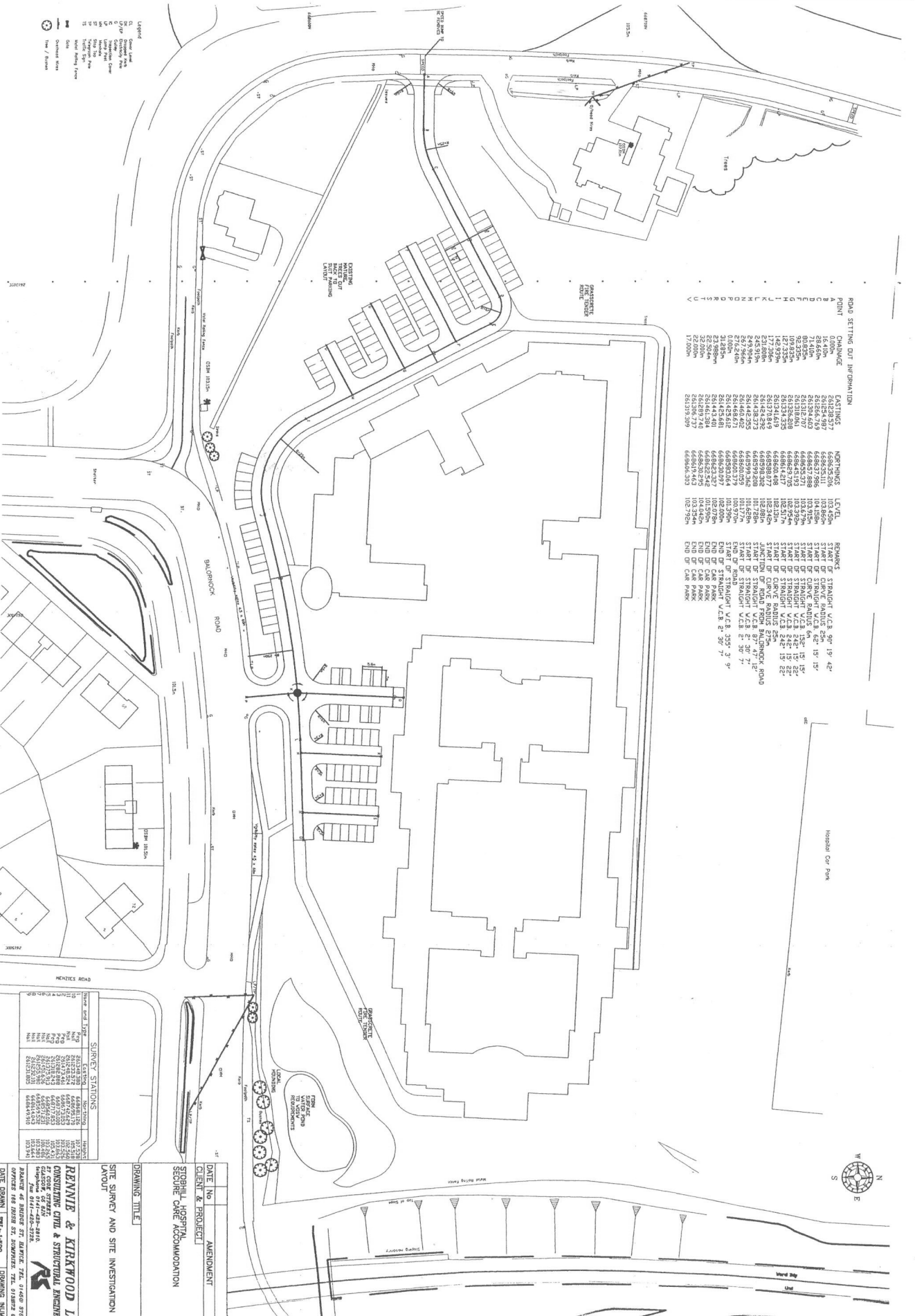
Yours faithfully

NEIL STEVENSON
Senior Planning Officer

**Development & Regeneration
Services**

Glasgow City Council
229 George Street
Glasgow G1 1QU
Phone 0141 287 8555
Fax 0141 287 8444

NY	SP
PO	CP
INFO	RA
original to TC copy to files.	
14 MAR 2005	
ACTION COMPLETED	



ROAD SETTING OUT INFORMATION

POINT	COMMANDE	EXISTING	NORTHINGS	LEV. ELEV.	REMARKS
A	16.410m	261254.997	668623.111	103.150m	START OF STRAIGHT V.C.B. 90' 19" 42"
B	71.410m	261254.997	668623.111	103.150m	START OF CURVE RADIUS 250'
C	80.835m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 132' 15" 15"
D	109.933m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 132' 15" 15"
E	146.333m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 242' 13" 82"
F	177.286m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 242' 13" 82"
G	245.919m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
H	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
I	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
J	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
K	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
L	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
M	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
N	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
O	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
P	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
Q	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
R	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
S	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
T	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
U	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'
V	276.240m	261312.707	668623.111	103.150m	START OF STRAIGHT V.C.B. 275'

RENNIE & KIRKWOOD L.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
1000 WEST 10TH STREET, SUITE 100
VANCOUVER, B.C. V6H 1A5
TEL: 604-681-1100
FAX: 604-681-1101
WWW.RENNIEKIRKWOOD.COM

DATE DRAWN: 01-15-00
DATE: 01-15-00
PROJECT: STROH HOSPITAL SECURE CARE ACCOMMODATION
DRAWING NO.: 01773/01

SURVEY STATIONS

STATION	NORTHING	EASTING	LEV. ELEV.
1	668623.111	261254.997	103.150m
2	668623.111	261312.707	103.150m
3	668623.111	261312.707	103.150m
4	668623.111	261312.707	103.150m
5	668623.111	261312.707	103.150m
6	668623.111	261312.707	103.150m
7	668623.111	261312.707	103.150m
8	668623.111	261312.707	103.150m
9	668623.111	261312.707	103.150m
10	668623.111	261312.707	103.150m

EXISTING

NO.	DESCRIPTION	AREA (SQ. M)
1	EXISTING PAVEMENT	100.00
2	EXISTING GRASS	200.00
3	EXISTING TREES	50.00
4	EXISTING BUILDINGS	150.00
5	EXISTING DRIVEWAYS	20.00
6	EXISTING FENCES	10.00
7	EXISTING UTILITIES	5.00
8	EXISTING LANDSCAPE	10.00
9	EXISTING SIGNAGE	5.00
10	EXISTING LIGHTING	5.00

PROPOSED

NO.	DESCRIPTION	AREA (SQ. M)
1	PROPOSED PAVEMENT	100.00
2	PROPOSED GRASS	200.00
3	PROPOSED TREES	50.00
4	PROPOSED BUILDINGS	150.00
5	PROPOSED DRIVEWAYS	20.00
6	PROPOSED FENCES	10.00
7	PROPOSED UTILITIES	5.00
8	PROPOSED LANDSCAPE	10.00
9	PROPOSED SIGNAGE	5.00
10	PROPOSED LIGHTING	5.00

NOTES

1. ALL DIMENSIONS ARE IN METERS.
2. ALL ANGLES ARE IN DEGREES.
3. ALL DISTANCES ARE ALONG THE CENTERLINE.
4. ALL ELEVATIONS ARE IN METERS ABOVE SEA LEVEL.
5. ALL SURVEY STATIONS ARE IDENTIFIED BY A NUMBERED FLAG.
6. ALL PROPOSED WORK IS TO BE COMPLETED BY THE END OF THE PROJECT.
7. ALL EXISTING WORK IS TO BE MAINTAINED AND PROTECTED.
8. ALL UTILITIES ARE TO BE DEPTH MARKED AND PROTECTED.
9. ALL TREES ARE TO BE IDENTIFIED AND PROTECTED.
10. ALL BUILDINGS ARE TO BE IDENTIFIED AND PROTECTED.

LEGEND

SYMBOL	DESCRIPTION
1	EXISTING PAVEMENT
2	EXISTING GRASS
3	EXISTING TREES
4	EXISTING BUILDINGS
5	EXISTING DRIVEWAYS
6	EXISTING FENCES
7	EXISTING UTILITIES
8	EXISTING LANDSCAPE
9	EXISTING SIGNAGE
10	EXISTING LIGHTING