

Our ref: DECISION
GCC Application Ref: **13/02897/DC**

20 January 2014

MEPC Hillington Park
The Hub
3 Earl Haig Road
Hillington Park
GLASGOW
G52 4JU

Dear Sir/Madam

**SITE: Site Including All Properties Within Hillington Park Hillington Road
Glasgow**

PROPOSAL: Proposed Simplified Planning Zone in Hillington Business Park

I am pleased to inform you that Glasgow City Council considers that an Environmental Impact Assessment is **not required** for the above proposal.

A copy of the decision notice is attached with any appropriate 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 attached notes, please contact your case officer **Ms S Shaw** on direct phone **0141 287 6066**, fax **0141 287 6037** email **Sarah.Shaw@drs.glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

for Executive Director of Development and Regeneration Services

Encls.

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DATE POSTED
DC SUPPORT TO COMPLETE



Our ref: GRENVZ DECISION
GCC Application Ref: **13/02897/DC**

20 January 2014

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PLANNING DECISION NOTICE

SCREENING OPINION

ENVIRONMENTAL STATEMENT NOT REQUIRED

IN RESPECT OF APPLICATION 13/02897/DC

Proposed Simplified Planning Zone in Hillington Business Park

AS SHOWN ON THE PLAN(S) RELATIVE TO THE SAID APPLICATION AT

Site Including All Properties Within Hillington Park Hillington Road Glasgow

The applicant has requested that Glasgow City Council and Renfrewshire Council prepare a Simplified Planning Zone for the Hillington Park area. The applicant has also submitted a screening request to clarify whether a EIA would be required for this proposal.

Background

The Hillington Park industrial and Business area covers in total approx 199 hectares, located both within Renfrewshire Council and Glasgow City Council administrative boundaries. The total floorspace is approx 432,000 sq metres and the main uses are office, distribution, light manufacturing, trade counter (Classes 4, 5 and 6) with small elements of other commercial uses.

Proposal: a Simplified Planning Zone would allow development to take place within specified limits, without needing planning permission. The specified limits would be set out in a Scheme which is subject to public consultation. MEPC, the applicants, seek to introduce some additional uses which would serve to support and enhance the attractiveness of the existing Park. Glasgow City Council and Renfrewshire Council have agreed to promote such a scheme. The proposal needs to be assessed in terms of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011 to decide whether an Environmental Impact Assessment is required.

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

As the proposal is an industrial estate infrastructure project with an area exceeding 0.5 hectares, this is considered to be a Schedule 2 development. Whether or not an EIA is required depends on the characteristics of the development, the location of the development and the characteristics of the potential impact.

The site is not in a "sensitive area" as defined in the EIA Regulations.

1. Characteristics of the Development

- a) **Size of the Development:** The proposals would be in keeping with the scale of the existing development within the Park, as this would be set out in the Scheme of development. No development is proposed outwith the boundaries of the existing Park as defined in the relevant Development Plans. The proposals would not be to redevelop the whole area of the Park but to develop vacant sites and potentially refurbish some of the existing buildings. Some alterations to road junctions may take place as part of the upgrading of the site.
- b) **Cumulation with other development:** Other developments in the area include potential extensions to Braehead Shopping Centre, Kings Inch Business Park and the New Southern General. The only potential impact of the proposed SPZ in combination with these other developments would be on traffic flows, and a Transport Assessment is being prepared as part of the supporting information for this proposed SPZ. Preliminary traffic modelling indicates that there will be no significant effect on traffic flows. Any effects would be long term but not significant. A sustainable transport strategy is also proposed as part of the SPZ which will assist in reducing traffic flows. The SPZ would be in place for 10 years so its effects would not be permanent.
- c) **Use of natural resources:** the proposed SPZ will not increase the use of natural resources above and beyond that of development which would occur without the introduction of the SPZ.
- d) **Production of waste:** The SPZ insofar as it encourages development will produce some demolition and construction waste, and end uses could produce commercial waste. This is not considered to be significant compared to existing and currently potential uses.
- e) **Pollution and nuisances:** see d) above. Any industrial emissions will be controlled by SEPA. Furthermore, any development which requires EIA in itself will be excluded from the scope of the SPZ.
- f) **Risk of accidents:** there is no likelihood of any developments being permitted which would involve hazardous substances outwith the normal scale of Class 4, 5 and 6. The SPZ should not therefore lead to any increase in the risk of accidents.
- g) **Potential physical changes:** There is the potential for some physical changes due to demolition, construction and possible transport infrastructure changes. The effects would be for the length of the 10 year SPZ period, but would not be significant.

2. Location of the Development

- a) **Existing Land Uses:** there are land uses around the Business Park which could be affected by the proposal. Residential areas are located to the south of the railway along the southern boundary of the Park and also further away to the north of the M8. To the east there lies the Cardonald Business Park with a mixture of business and industry uses, and to the north there is an industrial estate along Bogmoor Road. The proposed SPZ is not likely to result in any significant changes to the environment of and consequent impact on these receptors. Sensitive receptors such as hospitals lie further afield (the new South Glasgow Hospitals site) and are unlikely to be affected by the proposed SPZ. It is considered therefore that the proposed SPZ will have insignificant effects on these existing land uses. The development is not in a previously undeveloped area.

- b) Natural resources: There has been concern about drainage and impact on groundwater in the Business Park in relation to recent developments. The proposed SPZ intends to formulate a strategy for drainage and will assess potential effects on groundwater as part of the supporting documents. The proposal could therefore have a slight positive impact on groundwater. There are no other significant natural resources which would be affected by the proposals.
 - c) Absorption capacity of the natural environment: There are no areas protected under international, national or local designation which would be affected by the proposals. Groundwater is addressed above. Baseline surveys have not established any protected species within the site apart from low levels of bat activity. A Biodiversity plan will form part of the proposals for the SPZ, including a landscaping plan, which would ensure that any effects of development are minimised and include opportunities for improvements to biodiversity. The overall impact on this is therefore likely to be insignificant. The site is not recognised to be at risk from flooding.
 - d) Landscape or scenic value: no sites of high landscape or scenic value are likely to be affected by the proposals.
 - e) existing pollution issues or environmental damage: Glasgow City as a whole is designated an Air Quality Management Area (AQMA) for PM10. This is most likely to be affected by increased car traffic, which is addressed above. The effects of the proposed SPZ are unlikely to be significant.
3. Characteristics of the Potential Impact
- a) Extent of the Impact: the impact will extend over a large area and the place of work of a large number of people will be affected. The impact is likely to be insignificant
 - b) Transboundary effect: As the Hillington Park extends into Renfrewshire, there will be an effect on two Council areas. The effect is likely to be insignificant.
 - c) The Magnitude and complexity of the impact: the magnitude and complexity of the impact is not likely to be significant. Receptors other than humans are not likely to be affected. The probability of any effect is low and there is a low probability of any highly significant effect occurring.
 - d) Duration, Frequency and reversibility of the effects: the duration of any effects is likely to be long term and irreversible and continuous. Reduction or compensation for any impacts is possible.

In conclusion, although any effects would be long term, the impact of the potential effects would be insignificant. No Environmental Impact Assessment is therefore required.

Dated: 20 January 2014

**for Executive Director
Development and Regeneration Services
Glasgow City Council**

COMMUNITY BENEFIT

Glasgow City Council (GCC) has developed a policy on Community Benefit to ensure that Glasgow secures the maximum economic and social benefit for residents and businesses from planned investment being made in the city.

The policy introduces measures to encourage;

- the targeted recruitment and training of those furthest from the job market, the long-term unemployed and individuals leaving education
- the advertising of sub-contracted business opportunities
- dedicated support for small to medium sized businesses (SMEs) and social enterprises (SEs) to build capacity

These elements have been included in the development of the Commonwealth Arena, the Commonwealth Games Athletes' Village and the Hydro Arena at the SECC, among others, with significant success to date.

The Council is now working with Private Sector developers to maximise the impact of their investment in the City, for example Land Securities, developer of Buchanan Galleries. Significant assistance is available from various Public Sector agencies to achieve these outcomes and the support private contractors.

Should you wish to discuss these opportunities in more detail, please contact the Council's Community Benefit Programme Manager on 0141 287 6014.

Further background information on the Community Benefit model can be found at;

<http://www.scotland.gov.uk/Publications/2008/02/12145623/1>