

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 2 August 2011**

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**Subject: Consultation from Glasgow City Council: Erection of Supermarket on a site bounded by Sawmill Road, South Street/Merklands Quay in the Glasgow Harbour area**

#### **1. Purpose**

- 1.1** The purpose of this report is to inform the Committee of a consultation received from Glasgow City Council in respect of a planning application for the above development and to agree the Council's response to the consultation.

#### **2. Background**

- 2.1** Glasgow Harbour is part of the Clyde Waterfront regeneration area. It sits on the north bank of the River Clyde stretching from the SECC in the east to the Clyde Tunnel in the west. The entire area is subject to a Masterplan and parts of it have been developed including the new Riverside Museum and a flatted residential area. Planning permission is already in place for a major retail/leisure development on the western bank of the River Kelvin as it meets the River Clyde. This has still to be implemented.

- 2.2** A proposal has been received for a new supermarket on the western most part of the Glasgow Harbour site immediately adjacent to the Clyde Tunnel (see Appendix 1). The proposed store is 14,486 sq.m (155,926 sq.ft) gross with a net sales area of 8,692 sq.m (93,560 sq.ft). The net area is to be split equally between convenience (food) and comparison (non-food) goods. The store is to be operated by Tesco. The proposal involves the transfer through a legal agreement of an existing superstore permission held by Tesco at Beith Street, Partick. That consent is for a 9,950 sq.m (107,101 sq.ft) store. The store currently proposed will therefore be 4,536 sq.m (48,825 sq.ft) larger, although the application indicates that the uplift in net floorspace (the sales area on which the likely turnover of the store is estimated) will only be 1,257 sq.m (13,530 sq.ft). The Beith Street site would be developed for non-retail uses.

#### **3. Main Issues**

- 3.1** Comments on the proposal were requested from this Council by 22 July, and an Officer response was sent by that date setting out the following concerns:
- The application site is out-of-centre, and likely to be predominantly accessed by the private car.

- Coupled with the non-food retail proposals for Glasgow Harbour, the proposals would result in Glasgow Harbour becoming a predominantly retail-led regeneration project and significant out-of-centre retail destination.
- The proposal would draw trade from the Clydebank Town Centre catchment, including from West Dunbartonshire, adding to the cumulative impact on Clydebank Town Centre from out-of-centre locations.

**3.2** The proposed development site is out-of-centre and in terms of the 'sequential test' the least preferred location for new retail investment. The applicants have submitted a statement that there are no suitable sites available within the proposed store's catchment in town centre, edge-of-centre or commercial centre locations. Even in these circumstances, Scottish Planning Policy states that out-of-centre locations should only be considered where development of the scale proposed is appropriate and there being no significant adverse impact on the vitality and viability of existing centres. The proposed site is not particularly convenient for access by walking or public transport, making the private car the most likely means of transport. The site would be easily accessed by car along the A814/Dumbarton Road, both from Clydebank and from the western parts of Glasgow that currently form part of the Clydebank Town Centre catchment.

**3.3** Planning permission already exists for a significant level of retail floorspace within the Glasgow Harbour development area, being 25,805 sq.mt (277,762 sq.ft) of predominantly non-food retail floorspace yet to be implemented on a site near the new Riverside Museum. Combined with the current proposal, Glasgow Harbour would offer approximately 40,000 sq.mt (430,000 sq ft) of retail floorspace in an out-of-centre location. There is therefore concern that Glasgow Harbour is becoming a retail-led regeneration scheme and that a significant out-of-centre retail destination is being created.

**3.4** Figures submitted by the applicant suggest the proposed store will have the following impacts on the turnover of stores within Clydebank: Asda - 4.1%; Co-op - 2.4%; Lidl - 5.5%; comparison floorspace - 1%. Whilst these figures may not seem significant, it is a further loss of trade from Clydebank Town Centre to an out-of-centre location, adding to the cumulative impact of out-of-centre retail development on Clydebank Town Centre over the past decade. Further, the identified catchment of the proposed store includes areas which form part of the Clydebank Town Centre catchment, so the proposed store may have an adverse impact on future investment decisions within Clydebank as the Town Centre will have less expenditure available to it than if the proposed development did not go ahead.

#### **4. Personnel Issues**

**4.1** There are no personnel issues associated with this report.

#### **5. Financial Implication**

**5.1** There are no financial implications associated with this report.

## **6. Risk Analysis**

**6.1** No risks have been identified in relation to this report.

## **7. Equalities Impact**

**7.1** There are not considered to be any equality issues associated with this report.

## **8. Strategic Assessment**

**8.1** The regeneration of Clydebank Town Centre is a priority of the Council, and there is concern that the proposed development could impact adversely upon the current turnover and future trade draw of Clydebank Town Centre.

## **9. Conclusion and Recommendation**

**9.1** There are concerns that the proposed supermarket at Sawmill Road, South Street/Merklands Quay, Glasgow, if approved, will lead to Glasgow Harbour becoming a significant out-of-centre retail destination with an impact on trade and retail investment decisions within Clydebank Town Centre.

**9.2** It is recommended that the Committee endorse the concerns already submitted to Glasgow City Council in respect of this proposal as set out in paragraph 3.1.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 26 July 2011**

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**Appendices:** Proposed site layout plan

**Background Papers:** Planning application to Glasgow City Council  
11/01264/DC. Erection of supermarket etc at site  
bounded by Sawmill Road/South Street/Merklands Quay,  
Glasgow

**Wards Affected:** All