

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)

Planning Committee: 7 February 2007

Subject : Proposed development at Glasgow Harbour, Meadowside Quay, Partick, Glasgow

1. Purpose

- 1.1** To inform the Committee of a planning application and environmental statement for a mixed use development at Glasgow Harbour, Meadowside Quay, Glasgow and to recommend this Council's response to Glasgow City Council.

2. Background

- 2.1** Planning permission for a large mixed-use development at a 42 ha site along a 2 km stretch of the River Clyde was granted by Glasgow City Council in June 2001, with minor amendments approved in December 2002. The site, known as Glasgow Harbour, extends broadly from Partick in the east to the entrance to the Clyde Tunnel in the west.
- 2.2** Although the application site is located at some distance from West Dunbartonshire Council's area, the proposed amendment to the original planning consent is likely to adversely affect interests in West Dunbartonshire, in particular Clydebank town centre. Since the Council is a consultee in the determination of the planning application, it is appropriate for the Committee to consider and set out a response to Glasgow City Council.

3. Main Issues

- 3.1** Although the proposal is for a mixed use development it is only the retail element of the proposals that are of concern and it is upon this element that this report focuses. The existing planning consent includes a major retail element located at Yorkhill Quay at the eastern edge of the site, for a total of 17,000 sq m (gross) of retail floorspace including 15,000 sq m of non-food retail floorspace and 2,000 sq m of convenience floorspace. The revised planning application for additional retail floorspace seeks permission for around 43,000 sq m of non-food retail floorspace. This represents an increase of around 28,000 sq m or 287%.on the original non-food retail floorspace.

- 3.2** The recently prepared Structure Plan and accompanying Convenience and Comparison Shopping Capacity Assessments at 2011 (technical report TR 7/06) which has been submitted to Scottish Ministers for approval divides the Structure Plan area into retail catchment areas and compares projected expenditure in the retail catchment areas with projected turnover in order to identify whether a deficit or surplus of turnover in relation to expenditure exists, and therefore estimates the need for additional retail floorspace.
- 3.3** For non-food (comparison) expenditure in the Glasgow North West/Clydebank catchment area, the Structure Plan technical report concludes that there is a surplus of turnover compared to expenditure, but a large export of expenditure to the city centre. Strategic Policy 1(a) of the Structure Plan identifies Clydebank town centre as a renewal priority and therefore the technical report proposes a strategic requirement of "...up to 16,700 sq m gross comparison retail floorspace in Clydebank town centre, by means of restructuring and upgrading of floorspace". This would meet an identified need for additional non-food retail floorspace in the area, and would improve the vitality and viability of Clydebank town centre. Whilst the Structure Plan indicates there is sufficient locally generated expenditure to support the existing floorspace and the additional level of floorspace proposed at Glasgow Harbour, the city centre and other centres rely on this exported expenditure to support their floorspace. Therefore concern must be expressed about the impact the development could have upon surrounding and adjacent centres.
- 3.4** The applicants claim that the development is an edge of centre location. However it is clear that the proposal is located some distance from the existing centre of Partick and is physically separated from it by the Clydeside Expressway. It is considered that the development should clearly be regarded as an out of centre location.
- 3.5** The development fails to adopt a sequential approach to site selection set out in planning guidelines (SPP8: Town Centres and Retailing) since it ignores the strategic requirement for non-food retail floorspace in Clydebank town centre, which is in the same catchment area as the proposal but is a sequentially preferable location. Furthermore, the retail statement fails to adequately consider the impact the proposal would have on Clydebank town centre because it merely suggests that the retail offer there is targeted at the lower middle market, while the proposed retail mix at Glasgow Harbour would be targeted at the upper middle market without any further analysis.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** Should a development of this scale proceed it would be likely to have a significant impact on Clydebank, notwithstanding the views expressed by the applicants' retail statement, and this could impact upon the viability and vitality of the Clyde Shopping Centre, which in turn would impact upon income to the Council.

6. Risk Analysis

- 6.1** The development of the retail element could adversely impact upon Clydebank town centre and the Clyde Shopping Centre in particular and could undermine the efforts of the Council and Clydebank Rebuilt to enhance Clydebank town centre as a retail destination through the provision of additional retail floorspace as set out in the Clydebank Retail Strategy and endorsed through the Glasgow & Clyde Valley Joint Structure Plan 2006.

7. Conclusions

- 7.1** The revised proposals for non-food retail development at Glasgow Harbour are far in excess of that originally consented. It is considered that the increased scale of non-food retail proposals would be so great as to be potentially contrary to Development Plan policy, and would have an adverse effect on the vitality and viability of Clydebank town centre. If the Committee agrees to object to the proposal at Glasgow Harbour then should Glasgow City Council wish to approve the scheme they will be required to refer the application to Scottish Ministers.

8. Recommendations

8.1 The Committee is recommended to:

- **agree that this report sets out the Council's grounds of objection to the revised proposals at Glasgow Harbour; and**
- **agree that a letter enclosing these grounds of objection be submitted to Glasgow City Council in response to their request for comments on the application.**

Irving Hodgson
Acting Director of Housing, Regeneration and Environmental Services
(Housing and Regeneration Services)
Date : 12 January 2007

Person to Contact : Steve Marshall
Section Head Forward Planning & Regeneration
Tel : 01389 737164
E-mail : steve.marshall@west-dunbarton.gov.uk

Appendices: None

Background Papers : Glasgow & Clyde Valley Joint Structure Plan 2003
Glasgow & Clyde Valley Joint Structure Plan 2006
SPP 8 Town Centres and Retailing
Clydebank Retail Strategy

Wards Affected : 2 and 5

