

Our ref
Your ref
Phone Direct
Fax No
Date

[REDACTED]

[REDACTED]

ask for

[REDACTED]

10 June 2005

Auto date. This is the letter dated 13 May 2005 referred to in HSE reply.

Health & Safety Executive
59 Belford House
Edinburgh
EH4 3UE

Dear Sirs

**Westthorn Recreation Ground, London Road, Glasgow
HSE Consultation Zone Pre-planning Enquiry**

With regard to the above site I would be grateful if you could provide me with the relevant HSE land use planning advice with regard to the above site as shown on the attached map.

At this stage, there is no planning proposal as such in relation to the site. However the current occupier leases the site from the City Council. The terms of this lease agreement require the occupier to buy the ground from the City Council at the end of the lease period based on the value of the site as a residential development site.

As such, the HSE consultation zone which crosses part of the site is clearly important in determining the value of the site as it could impact on the number of units which the site could accommodate, which in turn impacts on the value of the site.

The site measure approximately 51,700sq m, of which approximately 7,580 sq m lies within the Inner and Middle Zones as identified in the HSE Consultation Zone map associated with John Dewar & Sons Ltd, 1700 London Road, Glasgow, G32 8XR. This equates to approximately 14.7% of the total site area. A further 11,800 sq m, approximately, lies within the Outer Zone.

While no layout has been prepared for the site, the policy parameters set out in the Glasgow City Plan can be applied to the site to determine its development potential. The City Plan allows for a maximum of 50 dwellings per hectare on a site of this nature. As such the site could accommodate a total of approximately 258 units was the consultation zone not a factor and this figure would be used to determine the value of the site.

Having assessed the site against the HSE's PAHDI guidance, my assessment of the site is as follows:

The development type applicable to the site is DT2.1 x3 – Any developments (for more than 2 dwelling units) at a density of more than 40 dwelling units per hectare. This results in a Level 3 sensitivity being applied. In this regard an Advise Against development would be applicable in the Inner and Middle Zones, while a Don't Advise against would be applied to the Outer Zone.

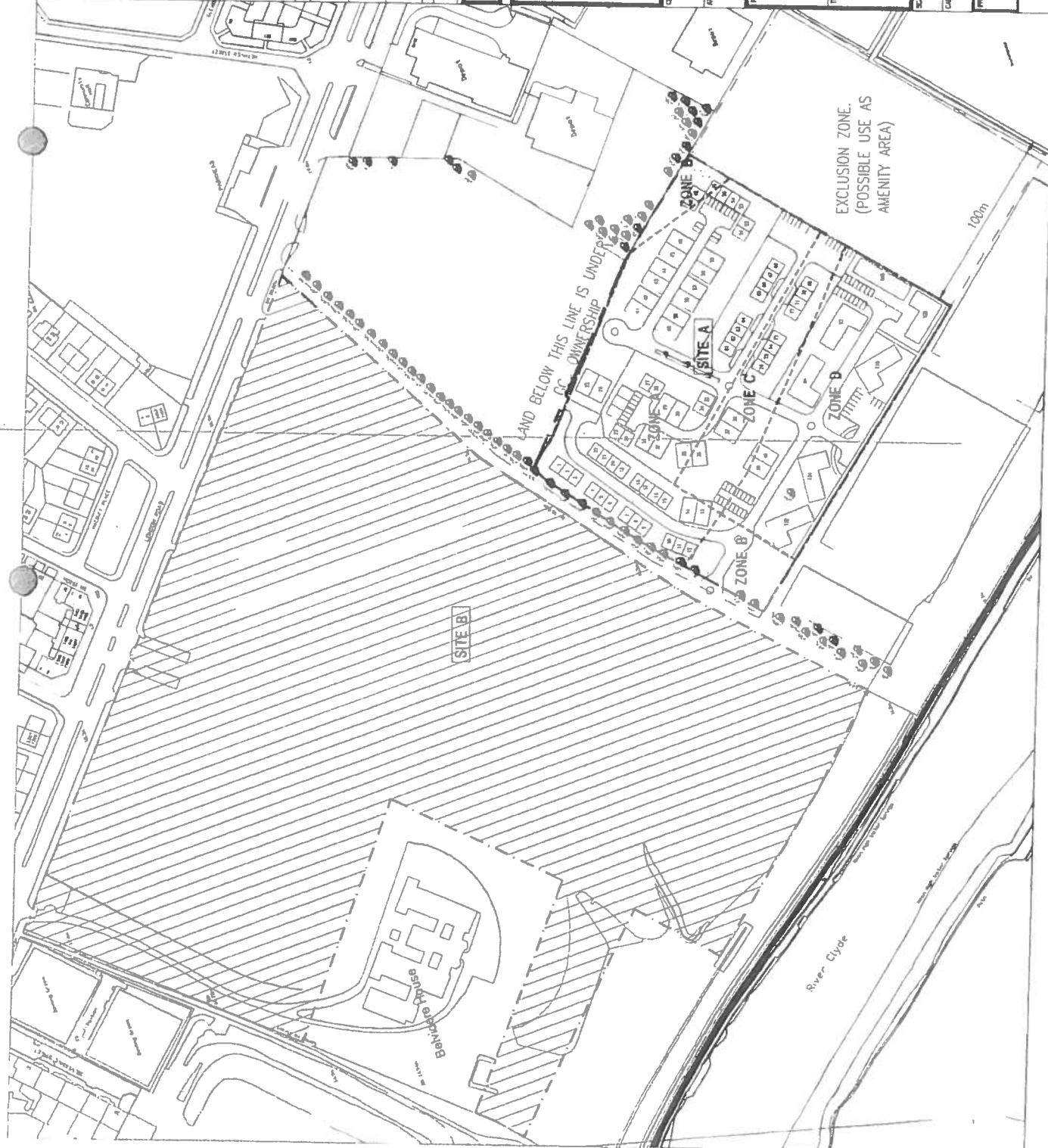
Rule 1 – Straddling Developments should then be applied. In this regard, it is the Council's contention that the site could be developed in such a way that the required open space, landscaping and required access roads associated with all new residential development could be located within that part of the site which lies within the Inner and Middle Zones. If the layout was designed in such away to comply with the Rule 1 therefore the proposed development

would be deemed to be in the Outer Zone and that the full capacity of the site (approximately 258 units) could be achieved.

I realise that without a specific layout being submitted that it may be difficult for the HSE to comment fully at this time, but I would be grateful to receive any comments you may have at this time, particularly with regard to the accuracy of my interpretation of the PAHDI guidance. This is a matter of some urgency, therefore it would be greatly appreciated if you could provide a response at your earliest convenience. I look forward to receiving your comments in this regard.

Yours sincerely

A solid black rectangular redaction box covering the signature area.



DO NOT SCALE

UNIT KEY

- (TOTAL NUMBER OF UNITS = 132)
- 8 UNITS x 6No. = 48 UNITS
FLAT TYPE 1 CONSISTING OF 2 UNITS ON EACH OF 4 FLOORS
 - 8 UNITS x 1No. = 8 UNITS
FLAT TYPE 2 CONSISTING OF 2 UNITS ON EACH OF 4 FLOORS
 - 2 UNITS x 26No. = 52 UNITS
2 SEMI DETACHED HOUSES WITH DRIVEWAY
 - 2 UNITS x 50No. = 100 UNITS
2 TERRACED HOUSES

REV	DATE	BY	DESCRIPTION	CHK	APP
P5	5.5.05	DH	AMENDMENTS TO NOTES	NR	NR
P4	29.4.05	DH	AMENDMENTS TO SHOW GCC LAND TO BE ACCESSED VIA SITE B ONLY. FLATS REMOVED FROM ZONE C	NR	NR
P3	8.4.05	DH	SITE INVESTIGATION TAKEN INTO CONSIDERATION AND LAYOUT AMENDED TO SUIT	NR	NR
P2	7.4.05	DH	DEVELOPABLE AREAS OF SITES A AND B SHOWN. LAYOUT REVISED TO SHOW REQUESTED DENSITY	NR	NR
P1	10.3.05	DH	INITIAL ISSUE	NR	NR

PRELIMINARY



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PROJECT: LONDON ROAD PROJECT

TITLE: HOUSING LAYOUT

SCALE @ AS: 1:2000	DRAWN:	APPROVED:
CAD FILE:	DESIGNER:	DATE: APRIL 2005
PROJECT NO: 24210229	CLIENT: SK01	REV: P5

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