

Carberry, Mark (DRS)

From: Planning Enquiry (DRS)
Sent: 14 April 2021 10:11
To: Katy Marshall; Online Planning (DRS)
Cc: Donald MacKinnon
Subject: RE: Objection to planning application 21/00956/FUL 152A Hyndland Road G12 9PN

Please register the below email as an objection to the above application. The proposal is currently invalid.

From: Katy Marshall [mailto: [REDACTED]]
Sent: 14 April 2021 08:34
To: Planning Enquiry (DRS) <planningenquiry@glasgow.gov.uk>
Cc: Donald MacKinnon < [REDACTED] >
Subject: Objection to planning application 21/00956/FUL 152A Hyndland Road G12 9PN

Dear Sir/Madam

Myself (Katy Marshall) and my partner (Donald MacKinnon), living at Flat 1/2, 152 Hyndland Road, Glasgow, G12 9PN received a hand delivered letter containing a Certificate and Notice Under Regulation 15(1) for planning permission to change the adjoining flat (152A Hyndland Road, Glasgow, G12 9PN) from residential use to class 2 commercial, with intended use of private medical clinic. We also live at the property with my children Alex and Rory McKenzie, aged 9 and 11 respectively.

We have checked the www.glasgow.gov.uk/onlineplanning_website and searched for details of the application and can only find the entry below (Fig1 at bottom of this mail) which is flagged as 'Invalid'. When the link is clicked no details are presented just a message stating the application is no longer available for viewing. Please can we have details of the application, also please can we have details on how we add comments on the plans as I believe the points I have listed would be deemed as material:

1. Material Consideration - Residential amenity 'Loss of Privacy'
 - a. Our property is a first floor flat with entry to the communal close from Hyndland Road. Entry is up a short flight of stairs, which is overlooked by the front door and entry stairs of the applicant property. Our privacy upon entering or leaving our close would be impacted when the general public are entering or leaving the applicant property.
 - b. The entry stairs to our communal close is right beside the entry to the applicant property and so there is a risk that patients approaching the applicant property from the Hyndland Road direction - where they are most likely to park if driving, may assume that entry to the applicant property will be via our communal entry steps and through the communal close door entrance and buzz our buzzer or enter our communal close if the close door is open, which occasionally it is.

2. Material Consideration - Road safety, traffic and parking issues
 - a. As the applicant property is on the junction of Hyndland Road and Clarence Drive with a pedestrian crossing and parking restrictions, introducing a commercial property in this

location will significantly increase the volume of illegal parking and drop offs. This location has previously had a number of incidents due to illegal parking and with an increased volume especially from non-residents, could become a risk to public safety especially to pedestrians on the busy crossing.

- b. As there is restricted parking and no loading facilities please can we have details on vehicular access related to how goods and materials will be unloaded and delivered to the premises?
- c. Again as there is restricted parking and no loading facilities please can we have details on waste (including both standard commercial and medical waste), how it will be collected and how it will be transported to the related bin or pickup area. At present although flat 152A does not have direct access to our common close, residents do have access via the main close door at 152 which then leads to the back green and domestic bin area which we do not believe is suitable for commercial (particularly medical) waste nor a viable option to access this area as this is a residents close (additional concerns around the suitability of this stairwell).
- d. If the application is granted and the property becomes a medical clinic, there would be a risk to children who use the communal back court area, of coming into contact with medical waste. Many children and families from the whole block of tenement dwellings (not just 152) use the back court area for leisure and play - toddlers, babies and older children. Medical waste - syringes, bodily fluids, would be a risk to those children and families.
- e. Road safety - the junction at Hyndland Road and Clarence Drive is already extremely busy and can be made dangerous by illegal parking. My children (aged 9 and 11) frequently cross the road to go to school and to meet friends and go to the park, more parking on the single yellow lines (which is likely given the applicant property is adjacent to the single yellow lines) would make this junction even more dangerous.

3. Material Consideration – Noise

- a. Although no details of the type of medical clinic, as we have an adjoining wall we would have concerns around noise and the impact that it would have on ourselves and potentially young children e.g. excessive noise from waiting areas, dentistry, etc.
- b. My daughters bedroom is right above one of the bedrooms of the applicant property. I have concerns around the noise and the impact on that of my daughter and her wellbeing.

4. Material Consideration - Appearance

Although the notice states that there will be no external or internal structural changes please can we have more details on this especially relating to the following points:

- a. This property only has one door for entry and exit from the Hyndland Road via a flight of stairs therefore will any amendments be required to meet accessibility requirements and legislation?
- b. Again as this property only has one entry/exit will any amendments be required for fire or health and safety requirements due to becoming a commercial property? In addition will there be requirements for a medical clinic to hold gas cannisters or chemicals that would present any additional risk or require structure work to mitigate the risks?
- c. Please can we have details of the level of signage that would be permitted both in the grounds of the property, walls of the property and on/within the windows. All other flats which share access to 152 Hyndland road (including 2 Clarence Drive) are residential properties therefore any level of signage would significantly impact on appearance.

Fig1

Planning Applications (1)

- [Use of flat \(Sui generis\) as medical aesthetics clinic \(Class 2\)](#)

Ref. No: 21/00956/FUL | Status: Received - Invalid

Look forward to hearing more on our points plus any additional steps we have to take to oppose the proposed application.

Many thanks

Katy Marshall

Flat 1/2

152 Hyndland Road

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G12 9PN

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