

Our Ref : TM/JL/1523

20 April 2021

Neighbourhoods, Regeneration and Sustainability  
Development Management  
Glasgow City Council  
231 George Street  
Glasgow  
G1 1RX

Dear Sirs,

**PLANNING APPLICATION: USE OF LAND FOR SITING OF CONTAINER FOR USE AS RETAIL UNIT (CLASS 1) - SILVERBURN SHOPPING CENTRE, BARRHEAD ROAD, POLLOK**

I enclose for your attention a planning application seeking full planning permission for the location of a container for use as a retail unit (Class 1 Hairdresser) at Silverburn Shopping Centre. The proposal seeks to relocate an existing container which has been located on an adjacent site to the application site at Silverburn for a number of years. The container has been fully up-cycled with glazing units and fully fitted as a modern salon to offer an attractive environment for the user experience as shown below.



P L A N N I N G & D E V E L O P M E N T C O N S U L T A N T S

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Website: [www.mcinally-associates.co.uk](http://www.mcinally-associates.co.uk)

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Directors: Tom McNally (Dip.T.P. MRIP), HeoFRAS (Managing Director), Mrs R. McNally (Company Secretary), Scott Graham B.A. (Hons) MRIP (Associate Director)

## The Location

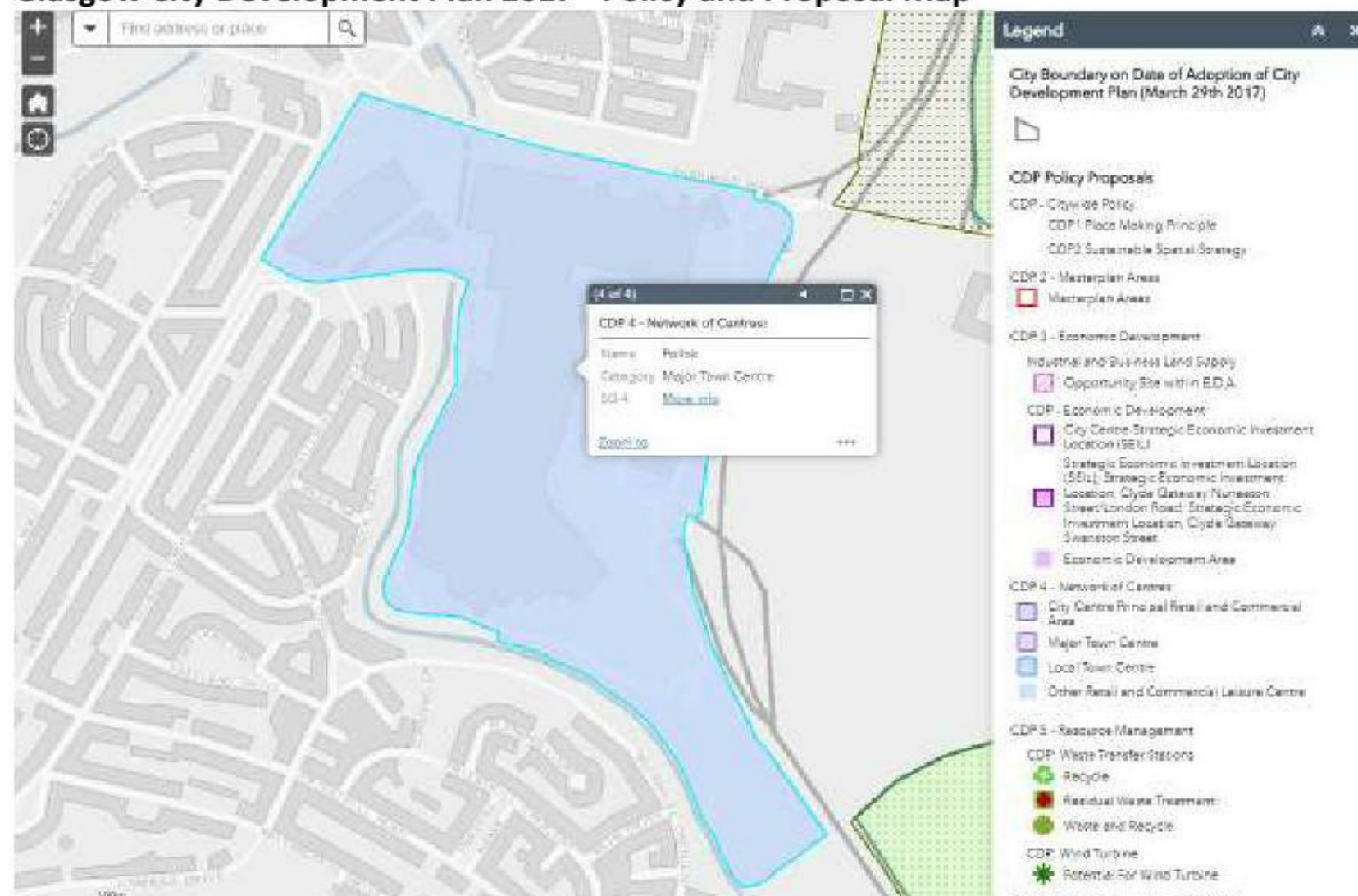
The application site is located with the area of Silverburn Shopping Centre which is designated in the Glasgow City development as a Major Town Centre at Pollok and which is described, in the Glasgow City Development Plan, as:

***“a shopping destination with a sub-regional catchment extending to the southwest, and the adjacent Pollok Civic Realm area which provides a number of local community uses.***

***Silverburn has recently been extended to incorporate a cinema and expanded restaurant offer, and there is planning consent on land within the Town Centre and east of the M77 for additional comparison retail, commercial leisure and business floorspace. The on-going development of the Centre is an important source of employment in the local area.”***

The Development Plan adds that the aim of Supplementary Guidance 4 is to ***“support the implementation of the outline planning consent and the diversification of the Centre through the development of appropriate, non-retail town centre uses”*** and ***“Promote non-car based access to the Centre”***.

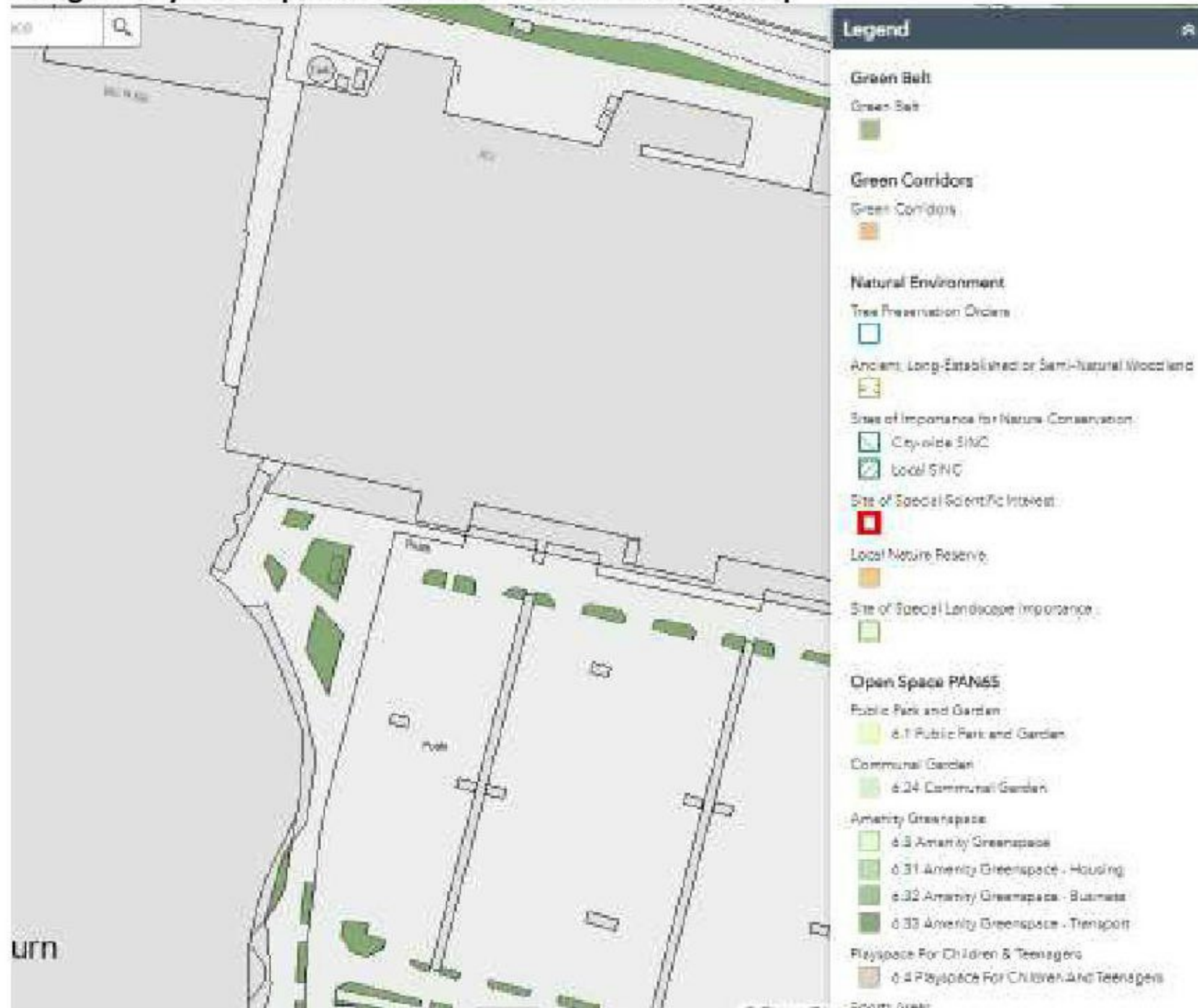
## Glasgow City Development Plan 2017 - Policy and Proposal Map



As can be seen from the above plan the site is within the designated major centre and where the ongoing development of the centre with services such as this application proposes is an important source of local employment. In addition to the policy and proposals map the City Development plan offers a Green Network Map to highlight areas of Open Space which form the Green Network for the City.

Beyond designation as part of the Major Centre the application site is not designated as open space or as part of the Green Network and is simply part of the Shopping Centre. In this context it is important that similar containers operated by hairdressers are located at other similar locations at other centres such as The Fort with the benefit of planning consent from Glasgow City Council. This reflects the policy of supporting the ongoing development of the Centre with associated retail uses which cannot be accommodated within the larger units of a full serviced centre and allowing a wider range of retail services in a single location for the benefit of the shopping public and reducing car journeys to alternative locations.

### Glasgow City Development Plan 2017 - Green Network Map



The Green Network Plan illustrates the extent of the Green Network albeit it has become dated since the area where the existing container is located is no longer a green space since any grass has been removed and replaced with stone slabs to match the materials in the surrounding area. The Open Space Map which accompanies the City Development plan also reflects the designations within the Green Network Map and again the application site is not identified as open space.