



FAO Alan Graham
Planning Department
Glasgow City Council
82 George Square
Glasgow
G2 1DU

Our Ref: P19-013

Date: 23/04/2021

Dear Sir/Madam,

APPLICATION FOR PLANNING PERMISSION FOR FORMATION OF CAR PARK (ON EXISTING HARDSTANDING) AND ASSOCIATED WORKS AT LAND NORTH OF THE APPROVED NEW EDMISTON HOUSE, IBROX, G51 2YX

ePlanning Reference: 100387719

On behalf of our client Rangers Football Club, Keppie Design today submit an application for Planning Permission for formation of a car park and associated works at land immediately north of Edmiston House, Ibrox, G51 2YX.

In support of the application, the following pack of plans and reports have been submitted today via e-planning:

Plans:

- Location Plan [KEP-XX-XX-DR-A-5020-0001] - Prepared by Keppie Design
- Existing Car Parking Layout [KEP-XX-XX-DR-A-5020-0101] - Prepared by Keppie Design
- Proposed Car Parking Layout [KEP-XX-XX-DR-A-5020-0102] - Prepared by Keppie Design
- Tracking plan - Prepared by Woolgar Hunter

Accompanying documents:

- Application Forms - Prepared by Keppie Design
- This planning justification letter - Prepared by Keppie Design
- Drainage Impact Assessment (For information purposes and as submitted with New Edmiston House Planning Application (20/02170/FUL))

Application Fee

The application is for the construction of a car park and therefore falls under Category 7 (c) 'the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.' of the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2017. As such, an application fee of **£202** is due alongside an advertisement fee of **£125**. A total of **£327** will therefore be paid at the same time as this application is submitted.



The Site

The site is located to the immediate east of Ibrox Stadium, approximately 2.5km to the south west of Glasgow City Centre, on the south side of the River Clyde. The application site boundary covers approximately 0.5ha and includes the site of the former Edmiston House and area of existing hardstanding parking to its immediate north. This area historically has comprised **95no.** parking spaces as illustrated by the accompanying existing site plan. It should be noted that the larger site boundary is to allow flexibility in delivering the scheme and that the actual area of 'development' will only comprise 0.2ha.

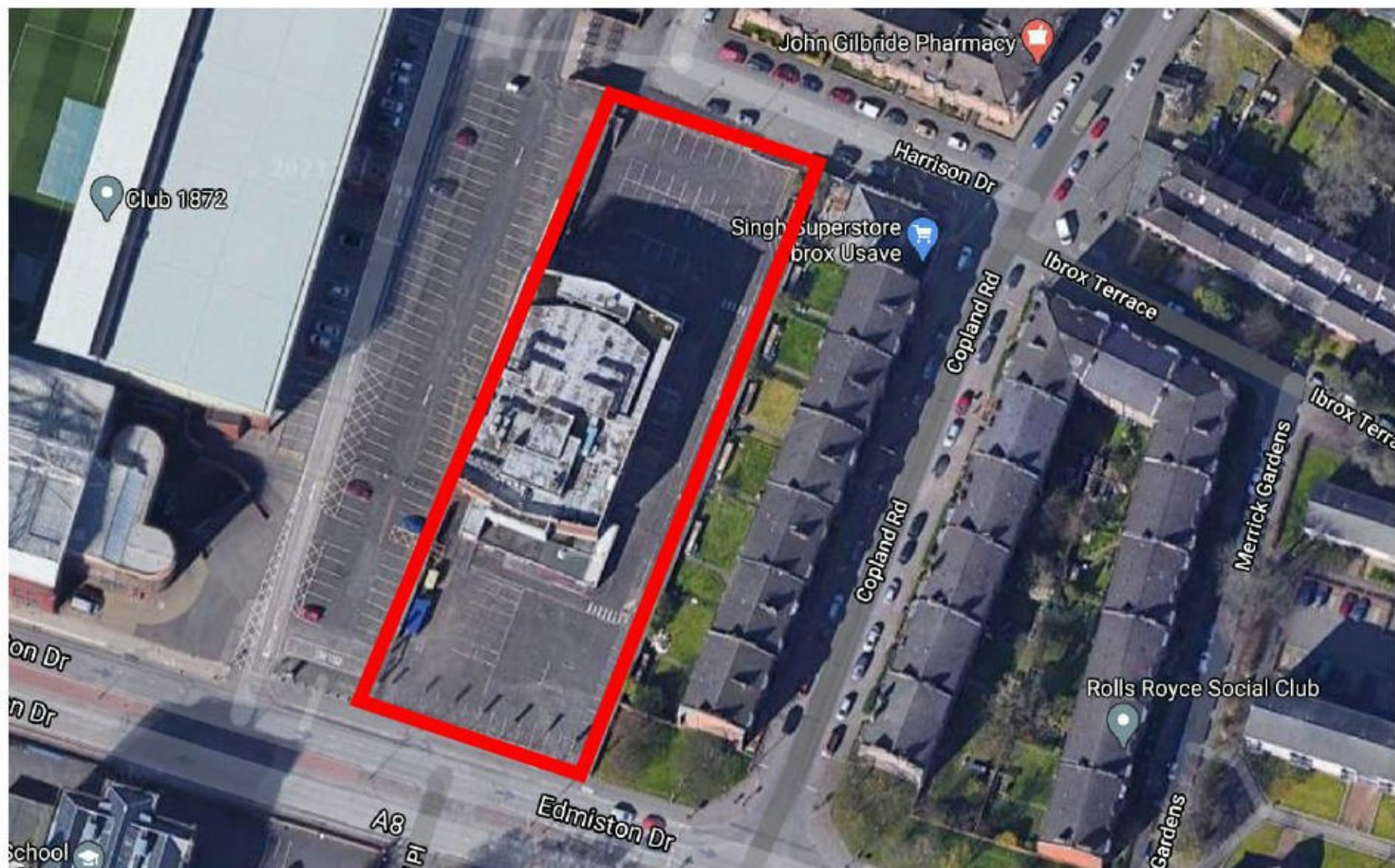


Figure 1: Approximate Site Boundary Edged Red

Harrison Drive borders the northern extent of the site and to the west is the western stand of Ibrox Stadium. To the south, the site abuts Edmiston Drive, to the east the rear face of a row of 4-storey tenement buildings looks onto the site with associated garden areas.

Access is taken from Harrison Drive, which is the current entrance to the existing hardstanding car park.

There are no Listed Buildings within the Site; however, the Ibrox Stadium to the immediate west is a category B listed structure. There are further category B listed residential buildings to the north east of the site along Ibrox Terrace. These are neither visible from the site, nor do they have any direct views of the site.

There are no notable environmental designations within the site or nearby vicinity and a search of SEPA flood risk maps indicates no on-site flooding issues as illustrated by Figure 2 below.

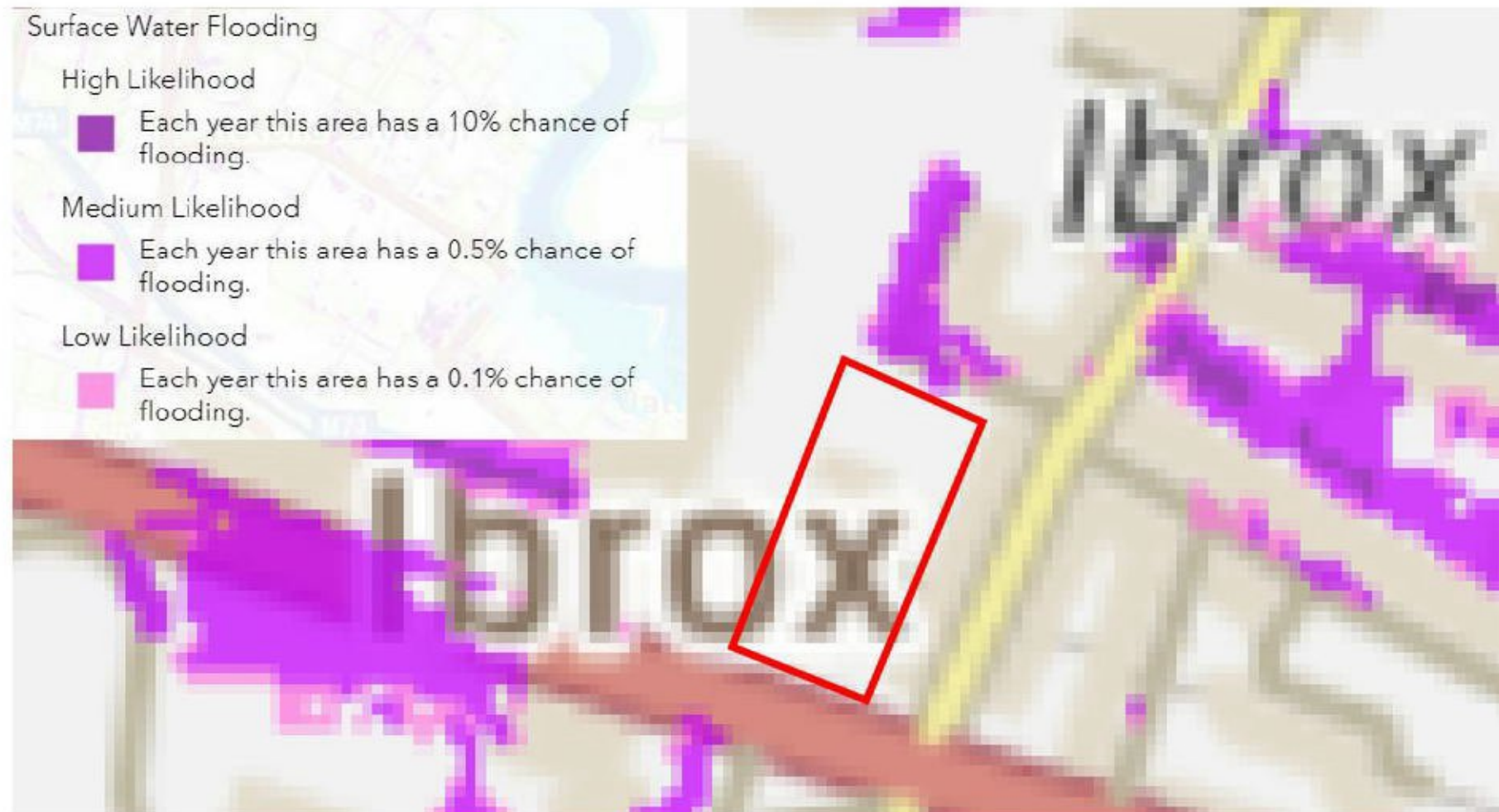


Figure 2: Excerpt of SEPA Flood Map (Site edged red)

Parking Context

The context for this application is a wider review and re-organisation of car parking associated with Ibrox Stadium and Rangers Football Club operations. Principally, a proposed residential development at land encompassing the Albion Car Park, to the south west of Ibrox Stadium, requires an amendment to a Planning Obligation (attached to 89/03823/DC) which requires Rangers FC to provide 900no. parking spaces on that site. An application to modify this Planning Obligation (20/03297/MPO) has been submitted seeking to re-distribute these spaces by introducing parking to existing areas of accessible hardstanding around Ibrox Stadium.

The existing hardstanding car park to the north of the former Edmiston House, which was not previously under the control of Rangers FC but now is, has now been identified as an area which can contribute parking spaces toward meeting the obligation. This area has historically been used as parking for Rangers staff on non-match-days and match-day parking.

This application has therefore been requested by Glasgow City Council to formalise this area of parking and allow its inclusion within a modified legal obligation.

Proposals

Early discussions were held with Council Officers to discuss the context and delivery of the new formalised parking area. The majority of the land to which this application relates was previously in use as a car park, with access taken from Harrison Drive.