



Proprietors' Association Glasgow Harbour (TWD),
c/o Liz McGlinchey (Secretary),
2/2 1. Meadowside Quay Square,
Glasgow G11 6BS.

Friday 28th November 2014.

Glasgow City Council,
Planning Department,
City Chambers,
Glasgow G2 1DU.

For the Attention of Mr Sean McCollom.

Reference: Planning Application submitted 24th October 2014. Ref No 14/02431/DC.

Erection of residential development with ancillary Class1 (retail), Class 2 (financial professional & other), Class 3 (food and drink), gymnasium, access improvements, public realm, landscaping and car parking. Site opposite Sawmill Road at Castlebark Street, Glasgow. (Alternate ref. 000101456-001)

Dear Sir,

We the above mentioned Proprietors' Association represent the 321 properties in the Taylor Woodrow phase of the development referred to as Glasgow Harbour on the north bank of the River Clyde to the west of the River Kelvin. We would like to take this opportunity to lodge our complaints against the recently published proposal by Dandara to build housing for rental purposes with provision for retail units, on this Glasgow Harbour site for the following reasons:

1. Our owners are of the understanding that this proposal is new since the original plans for the Glasgow Harbour development as a "flagship" of premium quality for Glasgow which influenced their choice of where to buy. This is an increase of around 50+ units from the original plans for the total 3 phases of the development submitted by Dandara.
2. Our owners invested in this "luxury development", aspiring to the innovative exciting design of luxury accommodation befitting the 21st century and in-keeping with its nautical design features which have not been honoured within these new design plans. This new plan detracts perilously from the original character of the whole Glasgow Harbour development despite their pledge in the updated plan of 2008 " it is also clear that the success of this fulcrum phase is critically dependent upon the continued sensitive elevational treatment of subsequent phases."
3. There is great concern to our owners that the design of this proposal is a step back for the city of Glasgow and its planners. Significant progress has been evident throughout the city in removing this type of block style accommodation from the Glasgow landscape and replacing it with forward thinking designs at the Gorbals and

Darnely to name only a few.

4. Our owners have significant concerns that this is over-development due to the number of proposed tenants seeking parking space in an already over subscribed number of spaces. Being near to the Partick interchange does not negate the need for a car in today's modern lifestyle. The already shortage of provision at Glasgow Harbour is evident daily by the number of cars parked on the pavements and on both sides of the road with approximately 50 vehicles being towed every year causing anxiety and distress on an ongoing basis. There is already no space to accommodate those who live here, no space for delivery vans, no space for visitors. The retail units would also attract traffic, further adding to the parking problems. The pressure in an emergency situation for any vehicle to gain access could be detrimental to life and is once again already of huge concern to our overall health and safety.

5. The full spectrum of the proposals have not been available for viewing or scrutiny, namely Plan-neighbour notification, flood risk, floor plans, location plans and site plans, to allow considered deliberation to interested and affected parties, these sections remain inaccessible on the proposals website. Furthermore no official notification of the deadline for this objection has been received by ourselves as representatives of the owners committee nor via our Property Manager. These facts therefore leads us to the conclusion that the appropriate criteria for informing those directly affected by the build has not been fulfilled.

6. The proposals put forward to include retail property is not the scale nor location of the original proposals as sold to our owners. A modern retail and recreational development with bars and restaurants was in the original plans to the east of our development. Our owners are concerned that the retail units proposed are not in keeping with the overall intentions of the original plans for this development and could over time detract from the original vision of the waterfront lifestyle by setting a precedent for any type of commercial unit to be passed.

7. Our understanding of the units is that they are designed as studio and single person accommodation. Partick already has a number of similar single person developments underway or newly completed at Dumbarton Road/ Keith Street, Beith Street, Yorkhill Street, Old Dumbarton Road and fear that this would further saturate the community with one type of accommodation which is not meeting the needs of our diverse community in this part of the city.

Our owners are gravely concerned for the above reasons which are not exhaustive. We intend to pursue this objection fiercely to protect our lifestyle and investments alongside our neighbours at Cala and Park Lane developments. Glasgow Harbour is unique having achieved worldwide acclaim when the initial design was launched, what has changed within the Glasgow Planning department to allow such an accolade and visionary plan to be depleted? Is the bold and ambitious vision of the waterfront, once a key development focus of the Approved Strategic Development Plan 2012 already a thing of the past? We sincerely hope that the legacy from the original Joint Structure Plan 2,000 and the Scottish Government NPF2 is protected as it states in the Spatial Vision and Spatial Development Strategy. We are very proud to live here, we take responsibility in ensuring that the external as well as internal areas are well maintained not only for ourselves but for the pride of Glasgow. Many visitors stop off to enjoy the view from the Riverside Museum as the skyline of Glasgow Harbour emerges from the riverbank, witnessing the vision of the original plan. We see groups of visitors to our city being dropped off from the tour buses to enjoy this location. To allow this phase to go ahead in its current shape and plan would undo all of that. We hope that the planning department can look to the detrimental effect which this build would have on one of Glasgow's success stories, potentially turning it into another Kingston Quay and take the necessary steps to avoid this.

On behalf of our owners I would like to thank you for taking the time to read our objections and sincerely hope that you will give consideration to them.

Yours sincerely,

Liz McGlinchey on behalf of the Proprietors' Association Glasgow Harbour (TWD).