

**STOP PRESS**  
**Press release**  
**21 June 2007**



**New Tesco outline planning application for Beith Street site**  
(Ref. 07/01810/DC: Erection of retail development and associated access)

**Site area:** 1.904 hectares

**Proposed floor space:** 6,503 sqm

*The application does not specify if this is gross or net floor area; if gross, then the application does not satisfy several criteria within the Glasgow and Clyde Valley Structure Plan, particularly the criteria of Strategic Policy 9A. The application should therefore be regarded as a significant departure from the development plan. There is no strategic requirement identified for additional convenience floorspace within the Tesco catchment area, and (most important of all) the Glasgow North West Convenience Catchment Area Summary at 2011 includes consent for a Tesco Store at Castlebank Street with 6,000 sqm gross floorspace only; there is no strategic requirement for further floor space identified. Moreover, the need for the proposal for the additional floorspace does not seem to be demonstrated with regards to parts (i) or (ii) of Strategic Policy 10A of the Structure Plan*

**Days/hours of operation:** To be confirmed

*STOP is calling for this to be specified at this outline phase*

**Parking issues:** The outline application by Tesco states that the number of existing parking spaces lost if this application gets the go-ahead is nil.

*STOP argues that this is not true because new road layouts and on-road parking restrictions will be introduced if the application is approved*

**Other issues**

*The outline planning application does not specify external building materials for the external walls, the roof covering and the boundary walls. STOP is calling for all three to be specified at this outline stage.*

*STOP does not agree with the main conclusion of the Transport Impact Assessment (TIA) accompanying this application as these will put pedestrian safety at risk and increase traffic congestion. The TIA (dated November 2006 and date stamped at GCC 6 June 2007) states the following on page 7:*

*“The Development can be incorporated within the existing road network with an impact on the Byres Road corridor. Improvements to mitigate this impact have been examined and involve the introduction of pedestrian islands and signal staging alterations at the junction of Byres Road/University Avenue, addition of pedestrian islands at Church Street/Byres Road junction and additional signals and altered priorities at Partick Cross.”*

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## Urgent action

STOP will be responding to the Glasgow City Plan 2 Finalised Draft Plan and will be writing to Glasgow City Council to change the disputed Beith Street site's designation in the Plan from DEV8 – Mixed Development to DEV2 – Residential and Supporting Uses

STOP is also calling for the illegally demolished Partick Central Ticket Office to be reinstated on the site as part of any future development

STOP calls on Tesco and its agents to clarify to the local residents which of the two new outline applications notified to neighbours in June 2007 have been lodged with Glasgow City Council:

- Notice to neighbours from DPP dated 6 June 2007: Application for the “erection of retail development and petrol filling station, fast food drive through restaurant and associated access”
  - Notice to neighbours from DPP dated 8 June 2007: Application for the “erection of retail development and associated access”
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