

MEAT MARKET PHASE 2

DENNISTOUN, GLASGOW

Pre-planning Application Public Consultation



Meat Market
new homes coming
from 2022-2024



Home Group
in Scotland

www.homegroup.org.uk

PROJECT BRIEF

MAST Architects were approached by CCG (Scotland) Ltd. to undertake a design appraisal for the remaining undeveloped part of the former Meat Market in the east end of Glasgow, to support and complement the current Phase 1 residential development in collaboration with the Home Group.

HOME GROUP

We are a housing association with a long and proud history here. This dates back to 1978 when a housing association called Cleghorn was created in Dundee – 40 years later we manage nearly 5,000 homes across Scotland.

AN ADDITION TO A NEW COMMUNITY

We are currently building 252 homes here (phase 1) and are proposing to build a further 270+ (phase 2) over the coming years on Glasgow's B listed Meat Market, which opened in the 1870's. We will create one, two and three bedroom flats, with a mixture of private and semi private amenity landscaping spaces.

PEOPLE MAKE GLASGOW

And people make Home Group too. We are passionate about supporting communities, and are committed to building the right homes in the right places – helping thousands of people find and live in the home that's right for them.

HOMES WITH A HISTORY

Glasgow's heritage is important – we have created affordable homes with a history in Cathcart and Pollokshaws, and are now building a further 270+ homes here on the site of the former Meat Market.

INTRODUCTION

Welcome to the first consultation on our proposals for a residential led development on the remaining part of the former Meat Market site on land that is bounded by Duke Street, Bellgrove Street and Melbourne Street.

A Proposal of Application Notice was submitted to Glasgow City Council in August 2023 and this signalled our intent to submit an application for planning permission.

This event is part of our pre-application consultation before a planning application is submitted to Glasgow City Council in late 2023 or early 2024.

We have set out below the background to our proposals, identifying our vision for the site and how the emerging proposals have been developed.

We are inviting the local community and other stakeholders to review these emerging proposals before a planning application is submitted to Glasgow City Council. We would very much welcome your feedback and comments.

To assist, we have prepared a short feedback form which allows for people to provide comment and this feedback will help to inform our eventual planning application submission to Glasgow City Council.

A second public consultation event will also take place in October 2023 where we will provide feedback regarding the views gathered during this first pre-application consultation.

A report will also be prepared on this consultation exercise, which will be submitted to Glasgow City Council with the planning application.

Please note that comments made to the prospective applicant in response to either of these two public consultation events are not representations to the planning authority, and that there will be an opportunity to make representations on any resultant planning application to the planning authority at that time.

NEXT STEPS

Subject to the outcomes of this consultation exercise and discussions with Glasgow City Council and other stakeholders it is proposed to submit a planning application as soon as is practicable.

The planning application will include supporting information on a range of subjects, including design, transport, drainage and sustainability.

If the planning application is approved by Glasgow City Council it is anticipated that the development would commence in 2024.

The project design team will take into account all comments made during this consultation event as the proposals are developed further, and a report will be prepared on this consultation exercise which will be submitted to Glasgow City Council with the planning application.

We welcome your comments on our proposals and we look forward to receiving your feedback.

Please remember that this is a pre application consultation and you will have an opportunity to make formal representations to Glasgow City Council once a planning application has been submitted

ASK A QUESTION

We welcome questions and these can be submitted via the project website or to david@northplan.co.uk.

FEEDBACK QUESTIONNAIRE

We would welcome your feedback in relation to the proposals and seek any comments and would seek comments to be submitted through the Feedback Questionnaire or via email (david@northplan.co.uk) by 22nd September 2023.

As noted above, any comments made at this stage are being made to the applicant and not Glasgow City Council, but when the planning application is submitted there will be an opportunity to submit formal representations to Glasgow City Council for their consideration.

SITE PHOTOS



DESIGN TEAM



CONTRACTOR



LEAD CONSULTANT



CLIENT



LANDSCAPE ARCHITECT



CONSULTANT ENGINEER