

MORRISON COMMUNITY CARE GROUP

30th November 2021

Dear Sir/Madam

Ref: SD21A/0232

I write in response to your request of 14th October for additional information in respect of the planning application – SD21A/0232. The information provided is in response to points 3(b), 4(d) and 10.

- 3 (b) The development description states that there would be facilities open to the public such as hair salon, function suite and cinema. The proposed 24 sq.m cinema is located within the Level 0 of the proposed nursing home and the approx. 79.4sq.m dining/function suite would be at ground floor. It appears that if these uses were to be open to the public the only access is internally within the nursing home. The Planning Authority has concerns in regard to the accessibility of these uses. Within Newbrook House would be an approx. 35.7sq.m hair salon. The applicant is requested to clarify whether these uses are open to the public and if so how they would appropriately operate. The longevity of the uses within Newbrook House should be ensured as much as possible to promote its active reuse. Depending on the openness of the proposed uses to the public the applicant is requested to address car and bicycle parking provision for these as appropriate.

I can confirm that the facilities will not be open to the ‘General Public’. Facilities will be available to residents, their families, and visitors. The operator of the Care Home will endeavor to create a community connection which will involve offering the facilities to small community clubs.

- 4 (d) It is not clear if the proposed dwellings would be associated with the nursing home in any way. The applicant is requested to clarify this and the proposed tenure for the houses. Depending on how the proposed dwellings relate to the nursing home further information is required on how the two uses would interface on the site. It should be clarified what access those living in or visiting the dwellings would have to the remainder of the site, in particular amenity areas.

I can confirm that the proposed dwellings are private dwellings, however the care home operator has shown some interest in purchasing them with the aim of offering them as rental properties for the staff of the Care Home.

- 10. The ownership of the subject site has been queried. A letter of consent was submitted with the application. However, the applicant is requested to clarify the ownership of the site and consent to

Morrison Community Care Group, Abbotsford House, 41 Drymen Road, Bearsden, Glasgow, G61 2RL

Telephone: 0141 942 9636 Email: operationalmanager@mccl.group

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submit the application. It is noted that, in any event, under Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

Please see attached letter that has been provided which provides consent from the site owners to allow for Luxcare to apply for planning permission.

Yours Sincerely

Paul Sokhi LLB Hons DipLP
Managing Director
Morrison Community Care Group

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