

From: O'Hare, Martin (NRS) <Martin.OHare@glasgow.gov.uk>
Sent: 04 August 2021 14:10
To: Planning
Subject: Planning Applications P/21/1210 and P/21/1320 (OFFICIAL)

OFFICIAL

Dear Sir or Madam,

I refer to the above planning references, for planning permission in principle for the erection of an agricultural worker's dwelling (P/21/1210) and an agricultural building, enclosed yard and external hardstanding area (P/21/1320) at Cobblehaugh Farm. I have downloaded details of these proposals from the Council's online planning system, and having compared these against information contained in the Historic Environment Record, with available cartographic sources, and with previous planning casework, I would like to make the following comments. **I would stress that these relate to both of the planning references quoted above.**

As you will be aware, we have provided comments in response to a number of previous applications for the development of this site, with the most recent being planning reference P/20/0620, for the erection of an agricultural building. The developments proposed under the two current applications would affect the same general area of ground as this proposal, and as a result, I would reiterate the comments made at that time.

The new buildings proposed under these two applications would be located in an area of some archaeological potential, an interpretation that is based on the distribution of features recorded from the surrounding landscape. Many of these relate to occupation during the prehistoric period, such as the ring ditch identified on aerial photographs from the opposite bank of the Clyde, or the scatter of struck flint recorded from fields adjacent to the river in 2002.

While the range of material present is sufficient to suggest that there is some potential for additional evidence for prehistoric occupation to survive in the vicinity, the site most likely to be directly affected by the proposal relates to a more recent period of activity. Comparison with the 1st edition Ordnance Survey map of 1864 suggests that the red-line boundary associated with the two applications would encompass the site of two buildings present in the mid 19th century. These structures appear to be related to the former Hyndford Mills, which were also shown on the 1st edition. On this map, the mill complex was shown as being immediately adjacent to the east bank of the Clyde, and the ruinous remains of these structures are still evident on current OS maps and aerial photographs of the area. However, it is known that there has been a water powered grain (or corn) mill at Hyndford since at least 1596, as 'Coblehaugh Mil' was named and depicted on Timothy Pont's map, published in that year. Hyndford also had a lint (or flax dressing) mill in the 18th century. A weir-style dam (now gone) some 100m north of the remains of the mill buildings fed the lade which powered the mills. The northern end of this lade was destroyed in the 1930s, but otherwise remains visible within the mill building complex.

Although the new house and agricultural buildings proposed under these two applications do not appear to directly affect the visible remains of the mill buildings themselves, it seems likely to disturb any surviving remains of the structures shown on the site on the 1st edition. These were depicted as being roofed, suggesting that they were occupied and in use during the mid 19th century, but the date at which they were first constructed is unknown. Given that cartographic evidence indicates that a mill has been present on the site since at least the late 16th century, if not earlier, the possibility exists that the buildings shown on the 1st edition could have dated from a similar period. By extension, this would mean that the proposed new buildings would be

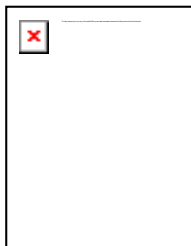
constructed on a site with the potential to produce sub-surface archaeological material associated with occupation from the 16th century onwards.

In order to address this potential, I would recommend that a condition should be attached to any consents that the Council was minded to issue, requiring the developer to appoint an archaeological contractor to undertake a watching brief during the initial phase of ground disturbance associated with the proposals. The purpose of this would be to ensure that any sub-surface deposits, features or artefacts exposed by this process could be excavated and recorded prior to their being destroyed as a result of construction activity.

'The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences'.

Regards,

Martin O'Hare



Martin O'Hare

Historic Environment Records Officer
West of Scotland Archaeology Service
231 George Street, Glasgow, G1 1RX
Tel: 0141 287 8333
email: Martin.O'Hare@wosas.glasgow.gov.uk

OFFICIAL

Glasgow - proud host of the 26th UN Climate Change Conference (COP26) - UK2021.

Please print responsibly and, if you do, recycle appropriately.

Disclaimer:

This email is from Glasgow City Council or one of its Arm's Length Organisations (ALEOs). Views expressed in this message do not necessarily reflect those of the council, or ALEO, who will not necessarily be bound by its contents. If you are not the intended recipient of this email (and any attachment), please inform the sender by return email and destroy all copies. Unauthorised access, use, disclosure, storage or copying is not permitted. Please be aware that communication by internet email is not secure as messages can be intercepted and read by someone else. We therefore strongly advise you not to email any information which, if disclosed to someone else, would be likely to cause you distress. If you have an enquiry of this nature then please write to us using the postal system. If you choose to email this information to us there can be no guarantee of privacy. Any email, including its content, may be monitored and used by the council, or ALEO, for reasons of security and for monitoring internal compliance with the office policy on staff use. Email monitoring or blocking software is also used. Please be aware that you have a responsibility to make sure that any email you write or forward is within the bounds of the law. Glasgow City Council, or ALEOs, cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended. You should perform your own virus checks.

Protective Marking

We are using protective marking software to mark all our electronic and paper information based on its content, and the level of security it needs when being shared, handled and stored. You should be aware of what these marks mean for you when information is shared with you:

1. **OFFICIAL SENSITIVE** (plus one of four sub categories: Personal Data, Commercial, Operational, Senior Management) - this is information regarding the business of the council or of an individual which is considered to be sensitive. In some instances an email of this category may be marked as PRIVATE
2. **OFFICIAL** - this is information relating to the business of the council and is considered not to be particularly sensitive
3. **NOT OFFICIAL** – this is not information about the business of the council.

For more information about the Glasgow City Council Protective Marking Policy please visit <https://glasgow.gov.uk/protectivemarking>

For further information and to view the council's Privacy Statement(s), please click on link below: www.glasgow.gov.uk/privacy