

**Submission to Public Local Planning Inquiry  
from Pauline McNeill MSP**

**Concerning Tesco proposal for a major retail/housing development at  
Beith Street Partick**

As the local MSP I am trying to represent a broad range of views and offer a view based on my own local knowledge of the area.

It has to be acknowledged that there is some support for the idea of an additional supermarket in the west end area but there is strong opposition for the current proposals and serious concerns about the use of this site.

However, the key proposal is much more than just another supermarket but rather a large complex of student accommodation, housing and leisure with a supermarket included.

The assertion that either of the proposals will benefit the viability of the Partick or Byres Road as sustainable retail areas has not been proved; indeed there are well founded concerns that a large supermarket on the Beith Street site will destroy the character of the area. Traditionally many people from the area like to use a variety of small shops, along Dumbarton road, indeed, I would say that the range of local shops selling butchers meat, vegetables and fruit is rare and worthy of encouragement.

However, my biggest concern related to traffic and the proposal for a traffic regulation order which alters the current road lay out. To alter the road lay out significantly for one destination, when the Dumbarton Road corridor is a key route for public transport and for so many other destinations is not in my view justifiable. Further it is my view that should the alteration of the road layout be paid for by Tesco then this creates a conflict of interest given that they are likely to be the primary beneficiaries to the potential detriment of other road users.

The impact locally on the extra volume of traffic is significant and the level of congestion related pollution at the bottom end of Byres Road has been a concern for some time and has to be a significant factor when considering a proposal to attract significantly more traffic to the area. I would be opposed to any further reduction in air quality in this area. Partick Cross is already a heavily congested area and there are problems with vehicles stopping or parking and for delivery vehicles attempting to load or unload.

In addition to the heavy local traffic there are many vehicles attempting to join or leaving the Clydeside Expressway around this area who would be inconvenienced and possibly diverted through unsuitable streets.

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Partick is an area which is changing and developing, the City Plan 2 proposes to extend the Partick Town Centre area. However, the regeneration of Partick must be allowed to proceed in a comprehensive manner with well thought out development which is proportionate and supported by those who already live in the area. Alternative proposals do exist for land at Glasgow Harbour and I would hope that the Inquiry looks at the issues in a broad context taking account of the wider issues which the specific Tesco proposals raise.

**Pauline McNeill**  
**Member of the Scottish Parliament for Glasgow Kelvin**  
**20 March 2008**