



Planning Applications Committee

Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

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Item 2

3rd December 2024

Application Type	Full Planning Permission
Recommendation	Grant subject to condition/S75

Application	24/01664/FUL	Date Valid	27.06.2024
Site Address	19 Cambridge Street Glasgow G2 3DX		
Proposal	Demolition of building and erection of purpose-built student accommodation (Sui generis) and associated ancillary development.		
Applicant	PMI DEVELOPMENTS LTD & PEVERIL SECURITIES LTD Mr Nigel Ruane 103 Duffield Road Derby DE22 1AE	Agent	Porter Planning Ltd. Teri Porter 39 St Vincent Street Glasgow G1 2ER
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_032, Garnethill
Conservation Area	Central	Listed	N/A
Advert Type	Affecting a Conservation Area/Listed Building Bad Neighbour Development	Published	26.07.24
City Plan	City Development Plan		

Representations/Consultations

Representations

A total of 64 objections were received, including representation from Baillie Philip Braat, Martin Rhodes MP, Garnethill Community Council and Blythswood and Broomielaw Community Council.

The issues raised within the representations can be summarised as:

- The scale and height of the building is excessive;
- The impact upon the Central Conservation Area and surrounding listed buildings;
- Impact upon existing amenity levels;
- Impact of demolition/construction works;

- Impact of increased vehicular traffic;
- The proposal fails to meet the requirements of CDP10/SG10. There is an existing over-concentration of student accommodation within the Garnethill area. Additional student accommodation would have a negative impact on the ability to support mixed/balanced city centre communities;
- The site should provide enhanced levels of biodiversity;
- The proposal fails to meet the requirements of CDP5/SG5;
- The proposal fails to deliver appropriate waste planning;
- The site should provide better levels of greenspace;
- Impact upon existing infrastructure;
- Fleming House residents were not notified of proposal;
- Given the existing housing crisis, there is a need for mainstream housing

Consultations

Scottish Water - No objection.

Under the terms of the Scheme of Delegation the application requires to be determined by Planning Applications Committee.

Site and Description

Site Description

The application site, measuring approx. 0.6 hectares, lies to the northwest of the city centre, on a corner plot of an urban block located to the west of Cambridge Street and south of Renfrew Street. The existing 3-storey building on the site formed part of the former Littlewoods store which extended from Sauchiehall Street to Renfrew Street, and returned along Cambridge Street. The subject property has been largely vacant since 2008, other than a small Greggs unit which closed in 2019. The remaining building fronting onto Sauchiehall Street was refurbished in 2012/2013 and is currently occupied by Tesco Express. Immediately to the south of the site is the former Dunnes Stores building, also having been vacant for several years, and though recently operating as a discount retailer at ground floor, now also lies vacant. To the west of the application site is the delivery and servicing access for Tesco Express. To the north of the site is the residential development of Fleming House, including commercial uses within the lower podium storeys.

The application property is unlisted, though is located within the Central Conservation Area - the boundary of which is Cambridge Street/Renfrew Street and therefore the site is at the immediate inner boundary of this designated area. Whilst the subject building itself is unlisted, there are a number of listed buildings in close proximity, including the Category 'B' Listed Glasgow Film Theatre and a further Category 'B' Listed Building adjacent to the Theatre on Rose Street. Across from the application site, on the east of Cambridge Street, there are also two Category 'B' Listed buildings.

The surrounding area is characterised by a broad mix of uses and built forms. To the north is the 14 storey Fleming House residential tower – originally constructed in the 1960s as an office building. To the east are traditional sandstone buildings of 4 and 5 storeys with commercial uses at ground floor (including vacant units), and both occupied and vacant office premises above. Also on Cambridge Street, at the junction with Renfrew Street, is a modern brick building accommodating commercial uses. To the south, the 5 storey former Dunnes Store has been vacant for a significant period. There are currently no development proposals for the Dunnes Store site.

The site is in close proximity to Sauchiehall Street and a range of retail and food and drink outlets, residential, leisure, social, cultural and health facilities and educational institutions. Located within an area of High Accessibility, the site is within easy walking distance of Glasgow's public transport infrastructure including Queen Street Station, Central Station, the subway and Buchanan Bus Station.

The adopted public realm directly fronting the site at Cambridge Street and Renfrew Street forms part of the Council's Avenues investment programme, with this phase being referred to as "Underline Phase 1". These works are currently on site to deliver streetscape and public realm improvements. The majority of the Cambridge Street works are expected to be completed by the end of December 2024, though completion of the section immediately outside the application property is expected to run into early 2025.

There is a strategic aspiration to draw on the cluster of renowned arts and cultural institutions on and

around Renfrew Street to form an “Avenue of the Arts”. The City Centre Strategic Development Framework identifies the area as one of expanding clusters of cultural production, with the Sauchiehall/Garnethill District Regeneration Framework aiming to capitalise on nearby cultural institutions including the Glasgow School of Art, the Royal Conservatoire, the Theatre Royal, Glasgow Film Theatre, the Centre for Contemporary Arts, the Pavillion, Cineworld and the Royal Concert Hall.

Given the high number of art venues within walking distance of each other, there are unique opportunities to improve the pedestrian experience to ensure the district capitalises on these assets. The vision is for Renfrew Street to become a strong connector for all cultural activities within the area. Intended physical works on Renfrew Street are part of the Places for People Programme funded by Sustrans. These proposals are to extend footway widths and form bi-directional cycle tracks. The proposals are currently at concept stage and require additional funding to progress to detailed design.

Planning History

The site has lain vacant for a significant period – with Littlewoods ceasing operating from the building in 2005 and subsequent temporary occupiers vacating the unit in 2009.

On 12th September 2024, the following applications were presented to the Planning Applications Committee for determination. Following consideration by Committee, these applications were granted, subject to conditions.

23/00849/FUL - Demolition of existing building and erection of hotel (Class 7)/Apart-hotel (Sui Generis) and associated ancillary development – Granted subject to conditions/S75

23/00851/CON - Complete Demolition in a Conservation Area – Granted subject to conditions

The submitted Planning Statement notes that due to a number of factors, the viability of a hotel use has been negatively impacted by market forces over the past 12-18 months and therefore the intended hotel operator could not proceed with the proposal. The applicant has therefore required to consider alternative uses on the site and is working with Mezzino as the intended operator. Mezzino currently do not have a presence within Glasgow, though have 8 operational buildings within Scotland in Aberdeen and Dundee.

Pre-Application Process

As part of the previous submission process, the applicant engaged in formal pre-application discussion consisting of a number of pre-application meetings with the Planning Service, including City Design. During the pre-application process, the applicant was encouraged to present their proposal to the Glasgow Urban Design Panel (GUDP). This panel provides constructive advice to support the provision of appropriate design solutions for the City. Panel members are drawn from a range of organisations to provide expertise to the Design Review process.

The feedback report from the GUDP notes that “the panel expressed general support of the design and recognised the challenges facing the Design Team”. The challenges of inserting a building of the proposed height within a Conservation Area were acknowledged, particularly in relation to balancing the protection of the urban environment with commercial demands. The panel also recognised the depth of exploration and analysis carried out by the Design Team on the articulation and materiality of the facades.

Whilst the massing and general architectural articulation of the building are similar to the existing consent, prior to formal submission, the applicant engaged in further pre-application discussion regarding the proposed use of the building as purpose built student accommodation.

Proposal

The proposal is for the demolition of the existing building on the site, and erection of purpose-built student accommodation and associated ancillary development.

The primary frontage of the development would be east onto Cambridge Street. The ground floor would provide an active frontage to Cambridge Street and Renfrew Street, providing a double-height internal amenity lounge/bookable event space available for use by the local community and stakeholders. Renfrew Street would provide secure access to a cycle store and workshop, with the workshop area providing further activation at street level.

A secure access service lane to the south of the building maintains access for servicing and

waste/recycling collection.

The proposal is for 193 student accommodation units, consisting of 173 ensuite studios and 20 cluster rooms, arranged with 4 units sharing social kitchen facilities and external balconies. The provision includes 9 DDA bedrooms distributed from first to fifth floor.

The proposal includes internal and external amenity spaces. The range of amenity spaces includes a ground floor amenity lounge and cycle repair/maintenance workshop with communal tools and wash station. At mezzanine level, students will have access to a cinema room, games room, social hub, and laundry facilities. At Level 6, the entire floor shall provide amenity space – to include lounge/dining area; communal study room; and quiet study room. An external terrace is also included at Level 6. At Level 7, a gym is provided. Level 8 provides further external amenity space via 2 external terraces, which would have passive surveillance from 2 adjacent internal study rooms.

The building would be 19 storeys, incorporating a ground floor mezzanine, and with external terraces at levels 6 and 8. A set back of the built form from the boundary on the west at level 6 allows fenestration to be included on the taller elevation. Similarly, from level 8, the southern elevation has been pulled away from the site boundary to allow activation of the gable with secondary windows provided to the student accommodation.

The proportionality of the development is balanced with datums that reference surrounding buildings. The podium deck to the west separates the lower and upper proportions of the proposed building whilst providing an intermedial set back in the façade design. Located at this level, the set-back provides a dual functionality – providing a termination to the lower street level mass and creating a base to the upper stories.

The external building treatment shall include “chevron” detailing within the glazing at ground floor, and accents at levels 6 and 7 where there is a change in depth of the elevation. On the remaining levels, this detailing shall be subtly picked up within the solid elements of the façade. With regard to materiality, two types of stone finish cladding are proposed – with textured stone finish applied to the primary architectural frame, and a smooth stone finish and perforated metal panels applied to the secondary infill panels.

The proposal would provide cycle storage for 64 bicycles within the secure workshop/store, and 35 purpose-designed spaces within a mix of studio/cluster units. No on-site car parking is proposed.

Specified Matters

Planning legislation requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

A design and access statement has been provided.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Heritage Statement, Sustainability Statement, Whole Life Carbon Assessment, Transport Assessment, Daylight and Sunlight Assessment, Wind Study, Flood Risk Assessment, Drainage and Surface Water Strategy, Noise Impact Assessment, Air Quality Assessment

B. Summary of the terms of any Section 75 planning agreement

A Section 75 legal agreement is required to ensure that the future occupiers of the PBSA development are full-time students engaged in a course of study at an institution of higher or further education; and to ensure an effective management and maintenance regime.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policy

National Planning Framework 4 (NPF4) was adopted on 13th February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposed development, the following policies are considered relevant:

Policy 1	Tackling the Climate and Nature Crises
Policy 2	Climate Mitigation and Adaptation
Policy 3	Biodiversity
Policy 7	Historic Assets and Places
Policy 9	Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 12	Zero Waste
Policy 13	Sustainable transport
Policy 14	Design, Quality and Place
Policy 15	Local Living and 20 Minute Neighbourhoods
Policy 16	Quality Homes
Policy 19	Heating and Cooling
Policy 20	Blue and Green Infrastructure
Policy 22	Flood Risk and Water Management
Policy 23	Health and Safety
Policy 25	Community Wealth Building
Policy 27	City, Town, Local and Commercial Centres

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The relevant Policies and Supplementary Guidance are listed below.

The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

CDP 1 / SG 1	The Placemaking Principle
CDP 2 / SG 2	Sustainable Spatial Development
CDP 3 / IPG 3	Economic Development
CDP 4 / SG 4	Network of Centres
CDP 5 / SG 5	Resource Management
CDP 7 / SG 7	Natural Environment
CDP 8 / SG 8	Water Environment
CDP 9 / SG 9	Historic Environment
CDP 10 / SG 10	Meeting Housing Needs
CDP 11 / SG 11	Sustainable Transport
CDP 12 / IPG 12	Delivering Development

Assessment and Conclusions

Section 25 of the Town and Country Planning (Scotland) Act 1997 require that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, places a duty of care on the Planning Authority in the exercise of its Planning functions, to have regard to the desirability of preserving or enhancing the character or appearance of Listed Buildings and Conservation Areas.

The principal Planning issues to be addressed with respect to this application are considered to be:

- a) Whether the proposal accords with the relevant provisions of the Development Plan;
- b) Whether the proposal is appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act with respect to the proposed development and its impact on the character and appearance of Listed Buildings and the Central Conservation Area; and
- c) Whether any other material considerations, such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February and the Glasgow City Development Plan adopted on the 29th March 2017.

National Planning Framework 4

Considering NPF4, the relevant policies are outlined below.

Policy 1 Tackling the Climate and Nature Crises is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

Policy 2 Climate Mitigation and Adaptation is another overarching policy which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Developments should be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible, and be designed to adapt to current and future risks from climate change.

Comment: A Whole Life Carbon Assessment (in accordance with 'RICS Whole Life Carbon Assessment for the Built Environment, 1st Edition, 2017') has been submitted with the planning application. This has considered the feasibility of the existing building through an options appraisal testing varying development scenarios. This assessment compares the whole life carbon performance of:

- Scenario 1 – Full redevelopment by the demolition of the existing building;
- Scenario 2 – Extensive refurbishment and extension of the building on top of the retained substructure and superstructure;
- Scenario 3 – Demolition of the superstructures by retaining and supporting the existing façade only.

Under consideration of scenario 1, in comparing the anticipated existing 1960s and proposed building's upfront carbon emissions, the emissions from the modern building are significantly lower. This would be expected of modern design and sustainability approaches.

In considering scenario 2 of retaining the existing building and significantly refurbishing and extending it, the investigation of ground conditions is difficult due to the existing development. However, it is understood that the existing 3-storey building is supported by concrete pad-based foundations supporting the steel frame with precast concrete slabs. This is adequate to support the building in its current form, though does not offer capacity for vertical extension, which would require significant additional structural works. The small footprint and existing floor plates of the building would make it difficult to accommodate interventions. The resources required to implement scenario 2 are considered to outweigh the benefit – with the comparison of upfront carbon emissions of scenario 1 and scenario 2 showing that the extensive refurbishment would have a higher carbon output.

The third scenario – retaining the existing building façade - is not considered to be a viable option due to the required structural interventions, nor to achieve the aims of good placemaking policy in delivering activation to all street-facing elevations.

The proposal has been developed to ensure energy efficiency/reduction. The proposed building is targeting BREEAM "Excellent" by incorporating sustainable technologies into the design to ensure carbon dioxide emission reduction targets would be met. The proposal includes a high-performance building fabric and energy efficiency measures including lighting, services and equipment; air source heat pump for space heating and hot water; and a heat exchange and recovery system to reduce energy demand for heating, cooling, ventilation.

Where possible, construction materials would be sourced from local manufacturers utilising sustainable components to support circular economy principles. Alternative floor layouts have also been considered for potential future uses to ensure the building is adaptable if required.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

- i) the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- ii) wherever feasible, nature-based solutions have been integrated and made best use of;
- iii) an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
- iv) significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and
- v) local community benefits of the biodiversity and/or nature networks have been considered.

Comment: The existing building has no current ecological value and it is not considered that its loss would impact negatively upon biodiversity. No suitable habitat or evidence of protected species was identified during the Ecological survey. The application site occupies a relatively small area, with the existing context presenting little opportunity for significant meaningful planting. However, the applicant intends to improve the biodiversity levels on the site and continues to examine possible biodiversity measures – including terrace planting and providing homes for nature. An appropriate condition has been suggested to ensure biodiversity gains are implemented.

Policy 7 Historic Assets and Places aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

Demolition of buildings in a conservation area which make a positive contribution to its character will

only be supported where it has been demonstrated that:

- i) reasonable efforts have been made to retain, repair and reuse the building;
- ii) the building is of little townscape value;
- iii) the structural condition of the building prevents its retention at a reasonable cost; or the form or location of the building makes its reuse extremely difficult.

Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Comment: The submitted documents are considered to evidence that there is no demand for the long-term use of the premises as existing. Whilst located within the Central Conservation Area, the building itself is of no townscape value – rather, due to the sustained vacancy, the building detracts from the visual amenity of the streetscene and the sense of place. The existing building does not raise immediate structural concerns, however the foundations of the building are unable to support significant additional height and therefore it has been determined that, to allow positive development on the site, demolition is the appropriate course in this case.

The site benefits from extant Conservation Area Consent for full demolition of the building (ref 23/00851/CON).

The impact of the proposed development upon the historic environment is considered further within the report below.

Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, reducing the need for greenfield development. Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings will be supported. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Comment: As noted in the comments above, the applicant has presented a case for demolition which has considered re-use and re-development of the existing building. The building has lain vacant for a significant period, with no appetite for the use of the building as retail or otherwise. The options appraisal has considered full redevelopment of the site; extensive refurbishment/extension of the existing building; and development of the retained structure. Whilst demolition is the least preferred option within policy, in consideration of the circumstances of the application site, these are considered to warrant demolition in this case and shall deliver an active use on the site within an energy efficient building which is adaptable to future demands. This proposal also represents an effective use of city centre land by increasing site density through increased height.

Policy 12 Zero Waste aims to ensure that development is consistent with the waste hierarchy.

- a) Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy;
- b) Development proposals will be supported where they:
 - i) reuse existing buildings and infrastructure;
 - ii) minimise demolition and salvage materials for reuse;
 - iii) minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
 - iv) use materials with the lowest forms of embodied emissions; and use materials that are suitable for reuse with minimal reprocessing.

Comment: There is potential for the existing building materials to be re-used or re-purposed as part of a lifecycle strategy for the development. The documents submitted with the application outline a strategy for recycling, reuse and repurposing the building materials which follows the principles of the circular economy and will reduce embodied carbon emissions. In addition, the proposed development will use local, sustainably sourced materials where possible to accord with the waste hierarchy principles. A suitable condition has been suggested to ensure that, where possible, materials will be salvaged for reuse or recycling.

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the

transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

- i) Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii) Will be accessible by public transport, ideally supporting the use of existing services;
- iii) Integrate transport modes;
- iv) Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v) Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi) Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii) Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii) Adequately mitigate any impact on local public access routes.

Comment: The proposal is well situated within a high accessibility area of the City Centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the City Centre, the development is car-free and will not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. The level of cycle storage is assessed per CDP 11 below.

Policy 14 Design, Quality and Place encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable.

Comment: The detailed design of the building is considered elsewhere within the report. The proposal is considered to deliver the place making principles, having been designed to address both the opportunities and constraints of the site to restore an active use on the site and providing a high quality building in terms of architecture, materiality and energy efficiency.

Policy 15 Local Living and 20 Minute Neighbourhoods promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

Comment: Commercial operators have an important role to play in the delivery of a network of high-quality, accessible, mixed-use neighbourhoods. Due to the site location within an area of high accessibility of the city centre, the mixed-use development will benefit from being interconnected within the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space and therefore supports the aspirations for local living and 20 minute neighbourhoods.

Policy 16 Quality Homes encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. Policy notes that this could include homes for people undertaking further and higher education.

Comment: Whilst Policy 16 generally relates to market housing, the overarching intentions of the policy are applicable to the proposed development. The proposed building has been designed to ensure that the floor plates are adaptable to changing needs. As assessed within the report below, there is considered to be a fundamental requirement for the provision of new student accommodation within Glasgow.

The Glasgow City Centre Living Strategy Vision 2035 seeks to double the city centre residential population to 40,000 by 2035 by supporting and enabling sustainable, inclusive and diverse city centre living. This proposal assists in densifying the city centre and providing homes for people undertaking further and higher education, being an identified gap in provision. The application site is well located for access to Glasgow's higher education providers including the Royal Conservatoire of Scotland, Glasgow School of Art, Glasgow Caledonian University and the University of Strathclyde. The delivery

of purpose-built student accommodation will also reduce pressure on the private rented sector (PRS), therefore assisting in freeing up PRS properties for Glasgow residents.

Policy 19 Heating and Cooling aims to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures. Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Comment: The submitted Energy Statement identifies that there are no existing or potential district energy networks within the local area.

The building's fabric shall be constructed to a high-performance standard, achieving high levels of thermal insulation. The design is energy efficient and shall incorporate energy efficient heating and lighting systems, and the incorporation of renewable energy technologies. The proposal utilises air source heat pumps for space and hot water, meaning the building will have an all-electric system by which carbon emissions will reduce over time as the national grid decarbonises.

Policy 20 Blue and Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type, quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposal.

Comment: The application site is constrained by its size and consequent limited roof surface area, however a sustainable urban drainage system shall be employed on site. Surface water will be collected at source by the inclusion of a new blue roof system. This will attenuate the surface water prior to discharging at a reduce rate into the existing Scottish Water combined sewer. The proposal therefore represents an enhancement of surface water drainage on the site. Green infrastructure can be improved by incorporating planting at the various external terraces and is subject to a recommended condition.

Policy 22 Flood Risk and Water Management aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure.

Comment: The flood risk and water management strategy is considered within the report below. The application is considered to have been adequately screened for flood risk, which finds the site is not at risk of flooding. The drainage strategy includes a blue roof system which will attenuate the surface water prior to discharge into the combined sewer. The proposed water management system is considered to be adequate.

Policy 23 Health and Safety protects people and places from environmental harm, mitigates risks arising from safety hazards and encourages development that improves health and wellbeing. Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals that are likely to raise unacceptable noise issues will not be supported.

Comment: The proposal is not considered to raise health and safety issues. The proposal is accompanied by an Air Quality Assessment and Noise Impact Assessment, assessed fully within the report below, which indicate that the new building will not have a significant impact upon existing amenity levels. Whilst air quality and environmental noise levels may be affected during the demolition/construction phase, this will be for a temporary period and the use of good practice control measures will assist in mitigating this impact.

Policy 25 Community Wealth Building aims to deliver a strategic approach to economic development. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could, for example, include improving community resilience and reducing inequalities. Increasing spending within communities; ensuring the use of local supply chains and services; and local job creation.

Comment: The proposal will deliver an active use on the site and therefore will bring vibrancy and increased footfall to the area whilst delivering investment and employment opportunities to the community. The proposal will assist in delivering economic development and therefore meets the objectives of this policy.

The application has been accompanied by a summary of the key economic benefits that could be achieved by the proposed development:

- 55 on- and off-site construction jobs per annum;
- £3.6 million construction GVA per annum;
- Resident expenditure £1.9 million per annum;
- 23 retail and food/beverage sector jobs supported in Glasgow post-completion;
- 6 FTE operational on-site jobs;
- £145,000 GVA per annum.

Policy 27 City, Town, Local and Commercial Centres encourages development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Development proposals that enhance and improve the vitality and viability of city centres will be supported.

Comment: The proposal would deliver economic development benefits within the City Centre through investment in the built fabric and the creation of employment opportunities and assist in delivering alternative uses in the Sauchiehall Street area – this being a strategic priority to ensure the vitality of the City Centre. The proposed use is appropriate to the City Centre environment and will encourage footfall and activity within the neighbourhood.

NPF4 Comment:

Having assessed the development against the aims of NPF4, the proposal is generally considered to be commensurate with NPF4 policies and their objectives. Many of the intentions are duplicated within the Glasgow City Development Plan, which are considered in detail below.

Glasgow City Development Plan

With regards to the Glasgow City Development Plan, the relevant Policies and Supplementary Guidance are listed below.

The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

The following policies are considered particularly relevant to the application assessment:

CDP 1 The Placemaking Principle and SG 1 Placemaking

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

This Policy aims to contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

SG 1 'Placemaking' supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city. This comprises two parts – Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their

proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

Part 2 contains detailed assessment criteria relating to physical design, as identified below.

Sustainable Development

SG 1 Part 2, Section 1 'Sustainable Development' – 'Cultural Heritage' explains that Glasgow's historic environment is made up of the 'historical and cultural heritage of places'. Both the physical built environment and local culture combine to make up the heritage of a place or area. The cultural, social, environmental and economic value of the City's heritage should be maximised in order to ensure that it continues to make a major contribution to Glaswegians well-being and to the City's continued economic success. In 2014, the net economic impact of the heritage sector was worth £1.8 billion to Glasgow and is an increasingly important source of economic growth and prosperity. The value of the impact of heritage can come from a variety of sectors and functions which complement and support each other such as leisure and tourism; commercial activity

Comment: Whilst the application site has a relatively small footprint, it's development would contribute to the activation of Cambridge Street and Renfrew Street, providing connectivity to the City's cultural resources along the proposed 'Avenue of the Arts' and beyond into the City Centre. Standing at 19 storeys, through its architectural approach and materiality, the proposed building would create a visual landmark signalling a new phase in the evolution and regeneration of the Sauchiehall Street corridor.

Section 1 also addresses 'Energy Efficient Buildings', stating that resource efficient design is a key contributor in the placemaking approach and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources.

Comment: A range of considerations and opportunities to achieve these aims are provided and are further elaborated in policy CDP5 and SG5.

Residential Development

Whilst Section 2 'Residential Development' relates to mainstream residential development rather than purpose-built student accommodation, SG 10 Meeting Housing Needs (expanded upon within the report below) directs applicants to the guidance on flatted development contained within SG 1 Section 2 which will be applied to all proposed student accommodation developments – in terms of design, privacy, sunlight and daylight.

In order to meet placemaking principles the Council seeks to promote the delivery of high-quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- Make appropriate provision for refuse and recycling storage areas;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines

and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Residential Development in the City Centre

Within Section 2 of SG 1, guidance acknowledges that space for amenity areas is limited in the city centre. Proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.

Comment: All new development requires to respond to its context. It is critical that new development is compatible with existing and future uses and should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

The built form of the building was assessed for potential impact upon daylight to neighbouring properties under the previous consent. An updated daylight impact assessment has been submitted with the application under consideration, re-assessing the proposal against BRE guidelines. In considering the impact of the built form, the previous assessment had concluded that the surrounding properties exhibit good levels of daylight with the proposed development in place, with the updated assessment finding that these will continue to receive excellent levels of daylight and sunlight with the proposed development in place. As expected, the additional analysis submitted confirms that the proposal would be entirely comparable with the extant consent. The assessment finds that the proposal is “wholly acceptable in daylight and sunlight terms”.

Reflecting the proposed use, a daylight assessment (as per BRE guidelines) has also been submitted considering the levels of light that will be received within the student accommodation. The development is found to perform well, with 92% of rooms achieving the recommended targets. The assessment finds that future residents will enjoy an excellent level of daylight amenity overall, particularly in consideration of the dense urban environment. Where rooms do not meet target values this is typically due to orientation and/or positioning lower down on the building where development is more dense, rather than design. Generally, the rooms that do not meet BRE targets are cluster kitchens which feature recessed balconies or are located within the rear lightwell. The detailed materiality and palette of the lightwell is under consideration by the applicant to increase reflectivity and brightness. On balance, this is considered acceptable due to the limited number of rooms affected and their general performance.

Being within a dense city centre environment, it is acknowledged that not all rooms (particularly at lower levels) will be able to achieve the recommended daylight targets due to physical constraints and obstructions, however the building is considered to deliver an acceptable performance.

The performance of the external amenity spaces have also been considered by undertaking an overshadowing assessment. The two amenity terraces on level 8 significantly exceeds BRE criteria, whilst the terrace on level 6 will receive two hours of direct sunlight to 49% of the area (against a BRE target of 50%), which is considered to be acceptable and to generally meet the guidelines, particularly within the urban context.

The proposal responds to the existing context by maintaining the existing block structure and building lines on Renfrew Street and Cambridge Street. Considering the privacy of neighbouring residential uses, and window to window distances - a lesser distance than the 18 metres noted in policy is usually encountered and accepted within the urban context of the city centre grid system. However, in this instance the distance between the windows of the proposed PBSA and the residential units within Fleming house is approximately 30 metres. The proposal, with regard to privacy distances for residential properties, therefore exceeds policy requirements and is not considered to raise significant privacy issues.

Whilst Fleming House currently has southern views, this should not prejudice the development of neighbouring sites. Furthermore, as the eastern gable of the residential tower of Fleming House is set back significantly from the building line of Cambridge Street, limited windows will be directly facing between the proposed use and the existing residences.

The upper southern and western elevations have been set back from the property boundary to avoid borrowing amenity from the adjacent sites, to allow the inclusion of secondary windows to the student units and increase the quality of the façade design. This shall ensure that any future development on the adjacent sites would achieve an acceptable window to window distance by replicating this setback.

A variety of internal and external amenity areas have been provided. These are considered further within the report below.

Amenity

SG, Part 2, Section 4 '*Amenity*' addresses issues of 'Air Quality', 'Noise' and 'Community Safety'.

With regard to air quality, guidance states that new development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA's).

In relation to noise, SG1 encourages consultation with the Council's Environmental Health Service to help applicants understand the impact not only of noise but also vibration on the community and realise the role they can play in mitigating the intrusion of such nuisance on a development's surroundings, in order to reduce the loss of any public amenity.

Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

Comment: The proposal has the potential to cause air quality impacts as a result of fugitive dust emissions during demolition/construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions and consider potential effects as a result of the scheme.

Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by demolition, earthworks, construction and trackout activities was predicted to be not significant.

Potential impacts during the operational phase of the development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site, though as the proposal does not include car-parking spaces, road traffic exhaust impacts were predicted to be not significant. Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development.

The potential for exposure of future occupants to elevated pollution levels was assessed based on the findings of a desk top study. This indicated that pollutant concentrations are likely to be below the relevant criteria at the development location. As such, the site is considered suitable for the proposed use from an air quality perspective, without the requirement for mitigation.

With regard to noise, an environmental noise survey has been undertaken to assist in the assessment of the suitability of the site for the proposed development in relation to the existing noise climate. The assessment finds that acceptable internal noise levels can be achieved at the development, with the application of a suitable glazing and ventilation scheme. The operation of the building is not anticipated to raise significant noise issues. External noise arising from plant and servicing has been addressed by proposed condition.

With regard to the external terraces, the report notes that there is no recognised standard or criteria for the assessment of noise from external terraces, and noise generated here will be primarily affected by the operator's management of the space. The report recommends that the operator be required to produce a noise management plan outlining how the space is intended to be used, the hours of use, and how noise will be minimised. Suitable conditions to restrict noise nuisance arising from this space have been proposed.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating activation at ground floor level on Renfrew Street and Cambridge Street, and passive supervision from the lower upper floors.

Detailed Design

SG 1, Part 2, Section 5 '*Detailed Design*' – '*Building Materials*' stipulates that all new development, depending on the nature and scale of the development, will be expected to:

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;

- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in comparison to Glasgow's well-articulated historic architecture. As such, a high level of design sophistication will be expected. Proposals should:

- a) avoid flat and visually dull facades, especially in areas of sensitive architectural urban form;
- b) acknowledge and respond to the existing datums, courses and proportions found in the surrounding built environment; and
- c) acknowledge and harmonise with the range of textures and tones in the surrounding buildings and streetscape.

Comment: This part of the City Centre is characterised by a broad mix of building typologies with a variety of heights, ages, uses, designs and material palettes ranging from blonde sandstone, red sandstone, various colours of brick, rainscreen cladding, metal framed glass cladding and concrete. This is also a section of the city with a topography rising to the north and west to the Garnethill drumlin and it is appreciated that this tall building will be visible from immediate local views and from particular wider viewpoints.

As such, meaningful deliberation was afforded to choosing an appropriate material for the building, not only to allow it to balance and harmonise with its varied materiality context but also to ensure that it could withstand its climatic context in terms of maintaining its appearance over time, particularly in the more exposed upper section. On this basis, two types of high-quality stone finish cladding of the same colour are proposed across the facade, one textured and one matt. The former is applied to the primary architectural frame with secondary infill panels comprising the solid finish, creating a subtle difference to highlight facade hierarchy. The proposal also incorporates metal panels to further elevate the facades.

Final specifications and samples will be assessed on site prior to approval for use on site as required in the attached recommended conditions.

Tall Buildings

Section 5 'Detailed Design' also provides guidance on 'Tall Buildings'. The application proposal is for a "tall building" – being defined within SG 1 Part 2 as a building that significantly exceeds general building heights in the immediate vicinity and which alters the skyline.

In response to increasing demand for development of taller buildings, a Tall Building Design Guide is currently being produced to assist in directing tall buildings to appropriate locations of the City Centre. In the meantime, general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

The proposals therefore represent a tall building, which the Council seeks to locate;

- (a) *within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;*

Comment: The application site is an existing 1960's building with a history of long-term vacancy located on the edge of the Central Conservation Area. Whilst there are a number of traditional and listed buildings within the immediate vicinity, there are also a significant number of modern interventions such as the larger building of which the application site forms part, Fleming House and podium, including the Easy Hotel, the Doubletree Hotel, the Savoy Centre complex and the Sauchiehall Centre which mark previous distinct periods in the evolution of this part of the City Centre.

Naturally, there is a hesitancy over the development of tall buildings within a heritage setting, however, there are circumstances when they can be successfully integrated and provide a positive contribution to the built environment, particularly in areas of high public transport and pedestrian accessibility.

In this instance, the applicant has undergone a thorough and competent process to demonstrate that the proposed building provides a bold, modern and refined architectural response to a problematic site.

- (b) *to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;*

In establishing whether an area is of Sensitive Urban Character, consideration will be given to local characteristics such as topography, location in or relative to a conservation area and/or proximity to listed building(s).

Comment: As noted above, whilst the application site is within the Central Conservation Area, its immediate environs are characterised by a series of modern developments, some including buildings of scale, particularly Fleming House and the Savoy Centre which have more of a 'slab' appearance, rather than a slender tower.

The applicant has expended considerable effort in ensuring that the proposed building will achieve an elegant and slender appearance which is visible and legible in the round. In order to achieve this, the tower element is set upon a base taking cues from adjacent buildings and set back from property boundaries to allow fenestration on all elevations. Critically, this approach does not create an overbearing mass which would compete with nearby listed buildings.

- (c) *To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings (e.g. the Trinity College building in the Park area), see also SG1 - Placemaking, Part 1, Qualities of Place - Character and Identity;*

Comment: The applicant has undertaken extensive visual analysis of the surrounding townscape and testing of the proposed development within its setting through verified view analysis and the utilisation of VuCity.

There are no views or landmarks which could potentially be obstructed by the proposed development. The building base sits comfortably with neighbouring buildings and the tower section will contribute to the surrounding skyline. This development will make a positive contribution to the townscape both in the immediate setting and from afar.

- (d) *In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;*

Comment: As stated above, the site is part of a fragmented and mixed urban fabric with little of the original built form remaining. The building typologies and heights are mixed and there is no established form. The core of the building establishes a height at between 6 and 8 stories, and would introduce a taller element in this area which has been identified as suitable for tall buildings per policy noted above.

- (e) *In a manner that is not detrimental to local microclimate, public realm and local views;*

Comment: The proposed building has undergone testing to assess its impact on microclimate, including daylighting and wind and has not raised any issues of concern. In addition to the ground floor activation, enhanced public realm is currently being installed around the perimeter of the application site which will improve the pedestrian experience and tie in with the wider Avenues project. It is considered that local views will also be significantly enhanced by the replacement building.

- (f) *In areas which are financially viable for long term adaptability of alternative uses.*

Comment: The building has been designed and tested on the basis of future adaptability to accommodate alternative uses.

Waste Storage, Recycling & Collection

Part 2, Section 7 'Waste Storage, Recycling and Collection' stipulates that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

Comment: The application includes dedicated internal space for waste and recycling storage at ground floor level accessed via the existing service lane to the south of the building. Arrangements will be put in place to ensure regular collection from this area.

CDP 1 Comment: The application site has lain vacant for a significant number of years, with the proposed built form subject to an extant planning consent. The proposal seeks to bring the site, last used for commercial purposes, back to active use which will be of benefit to the City Centre environment and economy, whilst delivering sustainable development. It is considered that the proposal has been developed to respect and respond to the surrounding context and the mix of uses, having adopted a built form which aims to reduce potential impact upon visual amenity. In consideration of the above, the proposal is not considered to give rise to significant impact upon existing amenity levels, subject to safeguarding conditions.

Pre-application discussion has included focusing upon high quality materials and a palette that responds to the existing context – being of varied typology and form. The detailed design of the building has attempted to address the existing datum of the block by forming a strong “base” element to the building, from which a taller, more slender, element then extrudes. This tower has been pulled back from the boundary lines to ensure the gables can be activated with fenestration and detailed design. Similarly, external terraces have been designed into the development to assist in drawing active uses away from shared boundaries and preventing large blank gables being presented. The proposal is considered to respond appropriately to the constraints of the site, and surrounding context.

The proposal for an active use on the long term vacant site is welcomed, subject to safeguarding conditions. The proposal is in accordance with CDP 1 and SG 1.

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

This policy aims to influence the location and form of development to create a ‘compact city’ form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that utilise brownfield sites in preference to greenfield sites and prioritises the remediation and reuse of vacant and derelict land.

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors. Similarly, the Sauchiehall and Garnethill District Regeneration Framework includes themes of producing strong and safe neighbourhoods with high quality public realm supporting diverse and mixed functions.

Comment: The building to which the application relates has been vacant for a significant period. The proposed development would return an active use to the location, therefore helping to attract and retain investment into the area and encouraging sustainable development.

The proposal complements current improvement strategies within the location, which aim to repopulate the city centre, regenerate and diversify Sauchiehall Street and its surrounds through Avenues investment, and the production of a new vision for the “Golden Z”.

The proposal is in accordance with CDP 2 and SG 2.

CDP 3 Economic Development and IPG 3 Economic Development

CDP 3 aims to promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth. This policy promotes economic growth by directing commercial uses to the city's Economic Development Areas and safeguarding the City's Strategic Economic Investment Areas (SEILs) – with the application site being within the City Centre SEIL. The policy promotes integrating other compatible, employment supporting land uses to Economic Development Areas. It shall ensure Glasgow's vibrancy by reinforcing the role of the City Centre as a primary location for retail, employment, leisure, tourism and evening economy uses.

IPG 3 identifies the key sectors of the City Centre SEIL as business and financial services; green technologies; higher and further education; and the visitor economy. Whilst the City Centre is identified as a SEIL, it also has important sub-districts. The City Centre identifies two main areas where specific types of development are encouraged, namely, the Principal Retail Area and the Principal Office Area. The application site is within the Principal Retail Area.

The City Centre is a key location for a wealth of retail, commercial, leisure and higher educational uses. All of these sectors and uses create jobs, attract inward investment and provide important economic benefits through agglomeration and clustering. In order to protect and enhance the City Centre's role and status, the Council will assess proposals in accordance with the Strategic Development Framework for the City Centre, as considered above.

Comment: The principle of purpose-built student accommodation in this location, to include a bookable community events space, is considered to be appropriate and to meet the intentions of the policy to support the growth of higher and further education institutions within Glasgow and strengthen its economy.

As the building footprint is relatively small, and the front of house spaces constrained, no self-contained commercial use has been incorporated at ground floor in this case. However, the applicant has sought to deliver an alternative benefit at ground floor by including a bookable event space available to the local community. This would deliver community benefit, whilst the student residents would provide much needed footfall and consumer spending within the location. The investment shall assist in regenerating Sauchiehall Street and its surrounds to ensure its vibrancy and the role of the city centre as the principal location for retail, employment and tourism. A condition has been recommended to ensure the appropriate management of the bookable lounge space.

The proposal is in accordance with CDP 3 and IPG 3.

CDP 4 Network of Centres and SG 4 Network of Centres

CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by:

- maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;
- protecting and revitalising all Town Centres within the Network;
- supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres;
- supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and
- embracing the principles of placemaking, and building on the strengths of each Centre.

The City Centre is the primary location for retail, office, commercial, leisure, tourism and civic uses servicing the city region as well as a national transport hub. Accordingly, the Council will favour proposals that support the primary retail, office and leisure functions of the City Centre.

Associated SG 4 details that the City Centre sits at the top of the Town Centre hierarchy by virtue of the scale and diversity of its retail, employment, commercial leisure, education, and tourism functions. SG 4 aims to support the primary retail function of the City Centre by promoting development opportunities for retail and commercial development and supporting a diversity of land uses and distinctive character areas.

Comment: The proposal would return an active use of the site and assist in strengthening the role of the city centre as a key economic driver – assisting in the desire to deliver sustainable footfall generating uses, as supported by the City Centre SDF and Golden Z vision.

The principle of purpose-built student accommodation in this location is considered to be appropriate

and to meet the aims of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

CDP 5 Resource Management and SG 5 Resource Management

Policy CDP 5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy is required to support all applications to which this policy applies.

Comment: A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement will be met. A Gold Hybrid sustainability level is proposed by utilising an Air Handling Unit with integral heat pump. The measures proposed shall result in a 45.9% reduction in carbon emissions due to the use of renewables. The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The proposal shall accord with CDP 5 and SG 5.

CDP 7 Natural Environment and SG 7 Natural Environment

CDP 7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the City.

The application site is not subject to any specific designation within SG 7, though the Development Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the City Centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

New development should not have an unacceptable effect, either directly, indirectly or cumulatively on biodiversity.

Comment: Given the City Centre location of the application site and its specific constrained position, there is currently little or no ecological value from the site. It is not considered that the demolition of the existing building will impact upon any protected species or habitats. The submitted Planning Statement indicates that measures to improve biodiversity of the building are under consideration – including terrace plantings and providing homes for nature. An appropriate condition regarding further detail of proposed biodiversity measures has been suggested. The development is not considered to have an unacceptable effect on biodiversity therefore the proposal is in accordance with CDP 7 and SG 7.

CDP 8 Water Environment and SG 8 Water Environment

Policy CDP 8 Water Environment aims to aid adaption to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 sq metres ground floor area will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a Surface Water Drainage Strategy is also fundamentally important to the design development of a proposal. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

Comment: The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water.

The application has been adequately screened for flood risk and proposes an appropriate drainage strategy therefore the proposal is in accordance with the surface water drainage strategy of SG 8.

CDP 9 Historic Environment and SG 9 Historic Environment

CDP 9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed development and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

SG 9 supports CDP 9 by providing detailed design guidance. With regard to demolition, SG 9 notes that proposals for demolition of an unlisted building, which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

- a) The existing building is incapable of viable repair and re-use; and
- b) The proposed replacement will preserve or enhance the character of the conservation area.

In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences.

The character of Glasgow's Conservation Areas consists of a variety of elements including a rich mix of architectural styles, dense groupings of buildings, distinctive street patterns interspersed with landmark buildings and historic landscape features. Guidance requires that proposals for infill development in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Proposals should reinforce local distinctiveness and historic character and seek to:

- a) Respect the established building lines of the street where this is an identified feature;
- b) Ensure that the scale and massing respects and responds to the existing adjacent properties; and
- c) Harmonise external finished with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).

Within the Central Conservation Area in particular, SG 9 notes that in assessing new development within the City Centre, the following, along with other policy considerations, should be taken into account. Development should:

- a) Respect the built form, maintain (or re-instate) continuity of building lines, street containment, street pattern and elevational proportions;
- b) Maintain variation of plot width and grid-iron street pattern in the Victorian business area;
- c) Design roofscapes which do not compete with the original building design; and
- d) Use high quality materials and utilise sandstone on prominent elevations.

Comment: The existing 1960s building on the site has lain vacant for a significant period. The building is not considered to contribute to the character and appearance of the Conservation Area – rather the vacant building has a negative impact upon the perception of the streetscene. Development of the site to deliver an active use of quality architecture and design is supported.

The visual impact of the proposal has been considered as part of the assessment of the application. To assist in the assessment, the immediate and wider context of the site has been considered with regard to architectural styles, building scale and massing; and material and palette. In addition, the submitted Heritage Statement and Townscape Visual Impact Assessment have been considered.

There are a large variety of building forms and types at the periphery of the Conservation Area, including a mix of modern and historic buildings. Having considered the specific site, in this case it is considered that a building of height can be accommodated without significantly detracting from the character of the wider Central Conservation Area. The proposal is a high-quality contemporary design that would complement the existing streetscene, without having a detrimental impact upon key view points within the Conservation Area.

The department is increasingly receiving proposals for the development of tall buildings within the City Centre. To help guide these developments to appropriate locations, a Tall Building Design Guide is currently being produced. Whilst this has not yet been adopted, the Conservation Area is identified as a sensitive area, whilst immediately north of this may be a more appropriate location for tall buildings. The proposal site is immediately adjacent to the Conservation Area boundary and is considered to respond to both the historic context of the Conservation Area, and contemporary context of development to the north of the boundary. It does so by adopting an appropriate colour palette, addressing the existing datum of the street block, and establishing a building of height – of which examples exist at Renfrew Street, including immediately to the north.

The proposal is not considered to have a negative impact upon the Central Conservation Area, nor neighbouring listed buildings. The scale and massing have been developed in consideration of the variety of buildings in the local context and is considered to be an appropriate site response.

The height and massing of the building has been accepted previously under planning application 23/00849/FUL, which was granted in 2023. Conservation Area Consent for the demolition of the unlisted building within the Conservation Area (23/00851/CON) was also granted in 2023, and remains live.

The proposal is considered to be in accordance with CDP 9 and SG 9

CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance acknowledges the significant contribution students make to the City's economy, social mix, vitality and vibrancy. It seeks to ensure the provision of high quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects purpose-built student accommodation to provide students with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that student accommodation is designed to benefit its surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

Locational Criteria

High-quality purpose-built student accommodation that is appropriately located can make a positive contribution to the local environment; supporting regeneration objectives through the renewal of vacant and derelict sites and boosting local populations to sustain facilities and amenities. However, the potential benefits of purpose-built student accommodation must be balanced against any negative impacts arising from significant concentrations that might be harmful to the sustainability of residential communities.

Successful places rely on a strong relationship between the community and its locality. This relationship is strengthened as residents invest in their community and local facilities and services become a point of focus and contact over time. In contrast, because academic study is time-limited, students living in bespoke accommodation are less likely to establish strong relationships with a location. While Student Accommodation often brings positive impacts as described above, there is a risk that an increased concentration of student accommodation in a locality will lead to the erosion of the established community, harming the relationship between the community and place.

There is no single threshold or methodology to establish whether a concentration of student accommodation is too high and will be harmful to maintaining a sustainable community. However, there are factors that can be considered in assessing a community's capacity to absorb student accommodation without undermining its relationship with place. An area that has a high-density residential population and a broad range of supporting uses, facilities and services is likely to generate a stronger relationship between community with a place as there are far more opportunities for social interaction and common points of interest that help define a shared community relationship. On this basis such an area is likely to have a greater capacity to absorb student accommodation without harming the community's cohesion.

Based upon this relationship between place and its capacity for student accommodation, applicants will be required to prepare an analysis of the locality to demonstrate to what extent these characteristics exist. This information will serve to inform the assessment of whether the proposal will have a harmful impact upon the maintenance of a sustainable community. The analysis will be based upon the area of 400 metre walking distance around the site (a typical five minute walking distance), which identifies:

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student Accommodation);
- c) The range of local facilities and mix of uses within the locality, and;
- d) What non-student accommodation facilities the proposed development will introduce to support community integration.

This information will serve to inform the assessment of whether the proposal will have a harmful impact on the maintenance of a sustainable community. Where it is deemed that there will be a harmful impact upon a community, applications will not be supported.

Where a proposal is part of a larger mixed-use development and where it is an area of regeneration with no established residential community, these factors will be given due weight in the assessment of impact. Applications for development within these areas will be expected to include a proportion of mainstream residential development to help support the development of a sustainable community.

Along with the assessment of concentration, the Council expects applications for purpose-built student accommodation to be in locations with good access to university and college facilities by active travel routes and/or public transport and where the development:

- a) Will not undermine the character and amenity of the surrounding area;
- b) Has good access to shops, services, healthcare, leisure and community facilities; and
- c) Will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed.

Proposals will also be encouraged where they provide an opportunity to support regeneration particularly in any of the Strategic Development Framework or Local Development Framework areas where they are located near good public transport networks with good connectivity to university and college facilities.

Comment: Being within the City Centre, the site benefits from access to a range of key transport links, services and amenities. The location is within walking distance of a number of higher and further education campuses within the city centre, including the Glasgow School of Art, Royal Conservatoire of Scotland, University of Strathclyde, Glasgow Caledonian University and City of Glasgow College. Additionally, the site is well served by public transport to serve campuses outwith the city centre including University of Glasgow, Glasgow Kelvin College and Glasgow Clyde College.

The proposal represents a betterment to the character of the built environment, replacing a long-term vacant building with high quality architecture and returning activity to the site whilst increasing footfall at all times of day to improve vitality of the area.

A full Student Need Assessment has been submitted with the application. An analysis of the locality has been considered, as below:

a) The pattern of density of residential population within the locality

The analysis of pattern of density identifies that the surrounding area is dominated by commercial uses including retail, offices and hotels. As per the traditional city centre function and the primary role of Sauchiehall Street as a retail destination, the existing residential population is relatively low in this location. The existing residential provision is typically to the north of the application site in and around Garnethill, with upper floors of parts of Sauchiehall Street/Bath Street also providing residential uses.

As the commercial focus of Sauchiehall Street is now recognised as being unsustainable, the desire is to increase the resident population of this area. The proposal will assist in delivering economic development within Sauchiehall Street/Renfrew Street precinct and within the wider community. Given the pattern of density of residential population within the locality, and generally low residential density within the immediate area, it is considered that the proposal can be successfully accommodated within the existing community.

b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations

With relatively low mainstream residential accommodation within the immediate area, the provision of purpose-built student accommodation would be expected to contribute towards the freeing up of mainstream residential accommodation capacity within the area and across the city currently occupied by students,.

Considering the existing student accommodation population within the zone of analysis, there are currently five sites identified as offering student accommodation (totalling 1,066 bedspaces):

- iQ Student, 240 Bath Street - 330 bedspaces;
- Blythswood House, 200 West Regent Street - 224 bedspaces;
- Margaret Macdonald House, 89 Buccleuch Street – 110 bedspaces;
- 31 Dunblane Street – 301 bedspaces;
- Robert Owen House, 84 Bath Street – 101 bedspaces;

The following PBSA sites are under construction:

- 225 Bath Street – 550 bedspaces

The following benefit from planning consent for student accommodation:

- 249 West George Street – 147 bedspaces;
- 184 Sauchiehall Street – 619 bedspaces;
- Renfield Street/Renfrew Street – 432 bedspaces

Using recent census information, the existing total population within the zone of analysis is 4,281. This relates to current population and therefore does not account for any developments under construction or consented but not yet implemented (PBSA or mainstream residential). Currently, therefore, there are 1,066 operational PBSA bedspaces within a population of 4,281.

Assuming the above schemes are implemented, the purpose-built student bedspace provision within the zone of analysis would be increased to 2,814. Incorporating the proposed 193 bedspaces at Cambridge Street would result in 3,007 student bedspaces within the zone of analysis.

In order to be proportionate, it is reasonable for the assessment to include other mainstream residential schemes under construction/consented - in order to provide a more accurate future picture of overall population. Therefore, in addition to emerging PBSA schemes, it is appropriate to take account of the following schemes:

- BTR at Pitt Street – 433 residential properties
- School conversion at St Aloysius – 21 residential properties
- Office conversion 215 West Campbell Street – 8 residential properties

Assuming occupancy of 2.02 people per dwelling (based on the average Glasgow census data), this would result in an estimated 949 additional mainstream residents.

Taking the above into account, assuming all consents are eventually operational and occupied, the population within the zone of analysis would be estimated to increase from 4,281 to 7,171. This total population would include 3,007 PBSA bedspaces, which equates to 42% of the population within the zone of analysis.

The Supplementary Guidance does not establish a basic formula for establishing whether a concentration of student accommodation is too high, nor a specific population threshold. Instead, local circumstances should be considered in making a judgement on the capacity to absorb new PBSA. Considering the context of this proposal, as the existing residential population is concentrated to the north and west of the zone of analysis, it is considered that the proposed use would not form a cumulative effect on the existing community. It is considered that the proposed population numbers can be accommodated within the area of high accessibility and given the surrounding city centre services available to those residents.

The surrounding area is considered to have the capacity to absorb the provision of 193 additional PBSA bedspaces at this location due to the range of local facilities and mix of uses available within the community.

In consideration of the presented figures in the context of the application site, the proximity to University campuses, the dispersal of mainstream residential units, the mix of existing uses and services, and the desire to increase the population of the wider city centre, it is considered that the development of PBSA would not have a detrimental impact upon the wider community. It is considered that the student accommodation can be absorbed within the locality without having a harmful impact upon the maintenance of a sustainable community. The proposal would have a positive impact by delivering an active use to the brownfield site and increasing footfall and vibrancy of the area, whilst offering bookable event space to the wider community and stakeholders. The proposal is therefore considered to make a positive contribution to the local environment and shall support regeneration objectives.

While it is acknowledged that there is existing operational student accommodation within the 400m zone of analysis, these are not in the immediate surrounds of the application site. There is an existing consent on Sauchiehall Street/Renfrew Street, being attributable to the proximity of these sites to institutions of further education and being appropriate uses within the city centre. As the existing residential population is currently relatively low within the city centre and to the east of Renfrew Street, it is considered that student accommodation can be absorbed within the predominantly commercial area without having a harmful impact upon the maintenance of a sustainable community, with the development serving as a catalyst for further investment and community building outcomes.

c) The range of local facilities and mix of uses within the locality

The proposal is within the City Centre, with the site benefiting from excellent transport links and access to a wide variety of amenities and facilities, with uses including retail, food and drink, offices, hotels, cultural services, and education campuses. As expected, the 400m analysis indicates that the surrounding uses are generally commercial in nature, with the predominant concentration of residential being to the north-west of the site. The proposed use is not considered to form an incongruous feature within the city centre environment.

The proposal is not located within an area of concentration nor considered to undermine the character or amenity of the surrounding area. It shall result in the delivery of high-quality student accommodation through the redevelopment of the long-term vacant site. Given the high level of amenities and services available within the city centre, the proposal will not place unsustainable pressure on local amenities or facilities. Rather, the increased footfall and consumer spending shall assist in supporting the local economy.

d) What non-student accommodation facilities the proposed development will introduce to support community integration.

Policy encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. In this case, the building has a constrained footprint with limited public ground floor space available. To ensure that activation of the ground floor is delivered for a significant proportion of the day – including business hours and into the evening, the proposal has been developed to provide activity and passive surveillance at the corner of Cambridge

Street/Renfrew Street from a student amenity lounge. In order to encourage community integration, this lounge space is proposed as a bookable event space to the local community and stakeholders, envisaged as being used for community meetings. The hybrid use will ensure that the lounge presents an active frontage at times when the space is not being used for community events. Given the constraints of the building footprint, it is considered that the proposal is appropriate in balancing back of house requirements with community benefit.

Design Criteria

The design of purpose-built student accommodation must respond to its local context and every effort should be made to integrate the layout and building design into the surrounding community. It should also enhance the character of the area. Proposals shall incorporate:

- a) Ground floor uses which are open to all members of the public, such as cafes and other footfall generating uses, subject to the nature of the local environment;
- b) The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland;
- c) Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;
- d) High-density or high-rise developments will only be acceptable in locations where they are compatible with the existing townscape;
- e) Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).

Applicants are directed to additional guidance on flatted residential development, contained within SG 1: Placemaking which will be applied to all proposed student accommodation developments, in terms of design, privacy, sunlight and daylight. Where possible, opportunities to achieve dual aspects should be delivered.

In addition to the City-Wide criteria, applicants in Areas of Change (Strategic Development Frameworks and Local Development Frameworks) as set out in City Development Plan Policy CDP2 Sustainable Spatial Strategy will be required to consider additional design opportunities. It is the Council's aspiration to reconnect and repopulate these areas of the city. In order to facilitate this growth, the Council invites applications for purpose-built student accommodation which offer innovative solutions that can achieve the following outcomes:

- a) Upper floor conversions of vacant property in the City Centre;
- b) Vertical mix of accommodation;
- c) Affordable and key user accommodation;
- d) Improvements to public spaces;
- e) Providing new open space;
- f) Supports and facilitates the long-term regeneration of an area

Comment: In consideration of the constraints of the site, the design criteria is considered to have been delivered where possible. The ground floor use and availability to the public is considered within the SG10 assessment above, with the site footprint and limited front of house area at ground floor being a constraint to the delivery of publicly usable open space/public realm. However, the demolition of a building which detracts from the quality of the streetscape, and replacement with high quality architecture, is considered to be of benefit and to compliment recent public realm improvements delivered as part of the Avenues programme.

The built form is assessed elsewhere within the report, being considered an appropriate contextual response to the site. The flexibility of the internal layout of the proposal has been tested to ensure a sustainable future for the building, should PBSA demand reduce.

As per the aspirations of the City Centre SDF, the proposal would increase the population of the city centre, diversify the mix of uses within the traditionally commercial area and improve the quality of the built environment. It therefore supports and facilitates the long-term regeneration of the area.

Amenity Criteria

Proposals must demonstrate that:

- a) Depending on the size of the proposal, it provides a mix of accommodation types to meet the varying needs of students including cluster flats, studio accommodation and, where required, family accommodation with appropriate segregation between occupation types;
- b) It will offer suitable, high quality communal facilities, amenity and social spaces along with

adequate refuse and recycling facilities as set out in SG1 Placemaking.

Amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network, will be applied to student accommodation developments. The requirement of student accommodation is 5sqm of amenity space per bedspace.

In student accommodation developments, the provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include study areas, gymnasiums, cinema rooms and social hubs. Unique and creative approaches to the provision of internal amenity spaces are welcomed for the approval of the Planning Authority. Circulation and reception spaces will not be accepted as contributing to the required provision of amenity space within the development. Internal amenity spaces will only be acceptable where the proportions of the space are fit for communal use and the proposed or potential function and purpose of the space is fully set out to the satisfaction of the Planning Authority.

On-site communal facilities may include laundry, utility and mail facilities. On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport.

Comment: The proposal offers studio and cluster accommodation, including 9 DDA compliant units within the provision.

The proposed development has an amenity space requirement of 965sqm. The development would deliver a range of amenity spaces of 968sqm, proposed as:

Location	Provision
Ground Floor	114sqm amenity lounge space
Mezzanine	246.9sqm amenity including cinema room, games room, social hub/laundry and cycle workshop
Level 6	231.8sqm internal amenity including communal study, quiet study and lounge/dining space 157sqm external amenity terrace
Level 7	58.4 sqm internal amenity gym
Level 8	37.2sqm internal amenity consisting 2 study rooms 123.2sqm external amenity consisting 2 terraces
Total Provided	968.5 sqm (5.02 sqm per bedspace)

The above results in an acceptable amenity provision.

Space Standards

The Council recognises that Purpose Built Student Accommodation is delivered primarily by private sector commercial developers. Market competition in this sector has resulted in an increasing variety of room types available to students that range in size and amenity. In supporting this range of options, the Council aims to ensure that developers provide a reasonable standard of amenity with respect to minimum room sizes. To achieve this, it is expected that no accommodation will fall below the following space standards:

- a) Study bedroom without ensuite: 10sqm
- b) Study bedroom with ensuite: 13sqm
- c) Studio room for one student with ensuite bathroom and kitchen: 18sqm

Comment: The proposal includes cluster rooms of 18.4sqm and 20sqm, and studio rooms of various sizes, ranging from 18.4sqm to 32.9sqm. The room sizes therefore meet the required space standards.

Management & Security Criteria

Effective security measures and an operational management plan will help to deliver a safe and secure environment for residents whilst proactively minimising potential adverse impacts on the local neighbourhood. Applications should be supported by a Management and Security Strategy which details:

- a) The general operations and maintenance of the building and site;
- b) Consideration of how the impacts of conduct of occupants will be managed;
- c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;
- d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;

- e) Consideration for arrangements for the moving in and moving out of occupants;
- f) Consideration of arrangements to ensure the well-being of residents; and
- g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

Comment: A Residence Management Plan has been submitted with the application which addresses the above requirements. The information submitted is considered to be appropriate, with a suitable management strategy being subject to a Section 75 Legal Agreement.

Statement of Need

It is important that new student accommodation proposals do not lead to an oversupply which could lead to under-performing or vacant accommodation. Therefore, applicants will be required to provide a Statement of Need covering the following aspects:

- a) Evidence of the specific need for PBSA being addressed locally and at city-wide scale;
- b) Information about prospective occupiers including academic status, any specific household requirements or accommodation needs and where appropriate the type of existing accommodation the potential student occupiers are likely to be drawn from;
- c) A recorded increase in student numbers;
- d) Institutional funding available to deliver the proposal; and
- e) University or College support for the proposal.

Comment: A Student Need Assessment has been submitted in support of the application. The assessment states that Glasgow is facing a major supply shortage of PBSA. The student population is growing much faster than the provision of accommodation which is creating significant pressure on rented accommodation. It identifies that Glasgow had almost 78,000 full-time students across five institutions in 2021/22. This is the highest recorded figure and makes Glasgow the third largest city by full time students after London and Birmingham.

The total number of full-time students living in Glasgow increased by 34.1% between 2016/17 and 2021/22. The assessment's projection of demands and supply suggests that at the current rate of growth, the number of students unable to access student accommodation will grow from an estimated 57,000 in 2023 to 73,000 in the next 10 years. Failure to provide adequate accommodation stands as a major barrier to the continued growth of Glasgow Universities.

PBSA beds in Glasgow accommodate 26% of students. Based on existing PBSA supply, the number of students for every PBSA bed is 3.8. Compared to other university cities, Glasgow has the highest student to bed ratio and the lowest number of existing PBSA. Low numbers of PBSA coupled with shortages in the wider rental market is creating a housing crisis for students. The assessment states that there is a clear undersupply of student accommodation in Glasgow and strong demand for additional bedspaces.

The report states that there are currently 20,233 operational PBSA bed spaces, with 10,933 PBSA beds in the pipeline in Glasgow (not including the proposed scheme). The findings estimate that within Glasgow, 21,469 additional beds are needed to reduce the student to bed ratio to 1.5. Within Glasgow, there are 1,274 beds under construction and 1,460 have full planning permission. This new supply would increase the available PBSA beds, though would only be enough to house 40% of Glasgow's students.

The proposed scheme would deliver an additional 193 bedspaces to the Glasgow student accommodation offer. Given the demand for accommodation, it would not lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market.

The data provided has evidenced a need for purpose built student accommodation due to an existing unmet demand. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential.

The proposal is considered to be in accordance with the intentions of CDP10 and SG 10.

Policy CDP 11 Sustainable Transport and SG 11 Sustainable Transport

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised

by sustainable active travel, through supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

Parking provision for a student accommodation requires to be assessed against the standards set out in SG 11. Neither mainstream residential nor PBSA within the city centre have a minimum vehicle parking requirement. With regard to cycle parking, there is a minimum requirement of 1 space per 2 staff and residents for PBSA.

Cycle parking should always be safe, sheltered and secure.

Comment: The application site is highly accessible. To support the use of sustainable transport modes, there is no minimum vehicle parking provision for PBSA within the city centre, with none being proposed on site.

The proposal requires a minimum of 96 safe cycle storage spaces for residents and 2 spaces for staff cycles.

The proposal includes a cycle workshop and wash station for students to service, repair and clean their bikes, with all equipment provided. This workshop is accessed directly from Renfrew Street and provides further incentive to use cycle as a means of transport. Within this workshop area, there is safe cycle storage available for 64 cycles. Additionally, 35 student rooms have been developed with designated cycle store cupboards within the accommodation, providing choice to residents and reflecting a desire of some residents with high value bikes to store these within their accommodation. This results in provision of 99 safe and secure storage spaces within the proposal, which meets policy requirement.

The proposal is in accordance with CDP 11 and SG 11.

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. In terms of a) therefore, the proposal is considered to accord with the relevant provisions of the Development Plan. With regard to b), as assessed within the report above, the proposal is considered to be appropriate with respect to its impact on the character and appearance of the Central Conservation Area and historic assets.

Material Considerations

In respect of c), with regard to material considerations, 64 letters of representation have been received in relation to the application. These representations can be summarised and addressed as follows:

- The proposal will have an unacceptable impact upon existing visual amenity due to its height and scale.

Comment: There is an extant consent for a building of the same height and scale on the site, having been previously assessed against the Development Plan under application reference 23/00849/FUL. The visual impact of the proposal has been addressed within the report above. The scale and height of the building have been subject to extensive pre-application discussion. The proposed height is considered to be appropriate to the context of the site, with Fleming House being a tall building immediately to the north, and the surrounding streets featuring a diverse range of architectural scales and forms.

- The proposal will have a negative impact upon the setting and character of the Central Conservation Area and surrounding Listed Buildings

Comment: The visual impact of the proposal has been addressed within the report above. The existing building does not contribute positively to the visual amenity of the streetscene and therefore its demolition would not impact negatively upon the quality or historical character of the Central Conservation Area. A Heritage Statement has been submitted with the application which considers the potential impact of the proposed building upon surrounding listed buildings. The proposed building is of a high-quality contemporary design and is not considered to detract from the historic character of the existing buildings within the locale.

- The modern design, materiality and palette are incongruous to the setting

Comment: There are various architectural styles, scales, materials and colour palettes within this location. The proposal has considered these in delivering a modern response on the site.

- The proposal fails to meet the requirements of CDP 10/SG 10. There is an existing over-concentration of student accommodation within the Garnethill area, with a number of development proposals coming forward for the area. The cumulative impact of these will negatively impact upon existing residents and on the ability to support mixed/balanced city centre communities. The proposal fails to deliver a mix of tenure types on site and lacks public ground floor uses.

Comment: As per the assessment of policy CDP 10 above, given a number of factors under consideration, the proposed development would not be deemed to result in an over concentration of student accommodation in the locale. Each proposal requires to be assessed against the adopted City Development Plan on a case by case basis, though due consideration will be given to wider area development strategies. The proposal would be considered to assist in the regeneration of Sauchiehall Street, being a strategic objective.

Whilst SG 10 includes a requirement to introduce mainstream residential within PBSA proposals on larger sites, the subject building does not exceed the development threshold to require this provision. Due to the limited footprint of the building and limited front of house floor space at ground floor, the building has restricted ability to include a commercial ground floor unit within the proposal. However, the applicant intends to offer the ground floor lounge as a bookable space for the wider community and stakeholders and the submitted documents confirm that discussion has been sought with Glasgow Film Theatre on possible use of the space. On balance, given the site constraints, this is considered to be a proportionate response.

- The proposal fails to meet the requirements of CDP5/SG 5.

Comment: The compliance with CDP5/SG5 has been assessed within the report above and the information provided is considered to be appropriate at this stage. A condition has been recommended which ensures the delivery of carbon reductions through the use of renewables.

- The proposal will have an adverse impact upon existing amenity levels (ie daylight, privacy, views and noise)

Comment: The impact on residential amenity has been considered within the report above. The proposal is considered to meet policy requirements and will not have a significant impact upon existing residential amenity.

- There will be a negative impact on amenity arising from construction works – noise, air pollution, increased vehicular traffic, pollution of Low Emissions Zone

Comment: Construction works are temporary in nature and are not a material planning consideration. Safeguarding conditions have been recommended.

- The development should incorporate appropriate measures to increase levels of biodiversity on site.

Comment: A condition has been suggested which requires the submission of biodiversity improvement measures to ensure that the development contributes to the biodiversity of the area.

- The proposal will result in an increase in vehicular traffic

Comment: The proposal is 'car-free' and does not provide any on-site parking for staff or residents. This is supported by policy, which encourages sustainable active travel by supporting the use of public transport and discouraging non-essential car journeys. The application site is highly accessible and therefore the use of active travel methods is appropriate. The impact of vehicular journeys is not considered to be exacerbated, with servicing of the property requiring to observe existing road regulations. Increased footfall to the location is encouraged, as it will support various placemaking objectives and support the city centre economy.

- The proposal fails to deliver appropriate waste planning.

Comment: A dedicated waste and recycling store has been included within the proposal, accessible

via a direct service lane. A condition requiring confirmation of the servicing arrangements has been recommended. In addition, a condition has been suggested to ensure that where possible, material from the demolition of the existing building is salvaged and reused/recycled.

- The proposal should provide better levels of greenspace.

Comment: As this is a relatively small site within an existing urban block, there is limited opportunity to introduce greenery on site. However, the landscaping of the terraces will be addressed through a recommended condition to ensure appropriate planting is incorporated on site to increase the benefit to the green network and its habitats.

- The proposal would have a negative impact upon the existing infrastructure.

Comment: Being within the City Centre, there are a host of services and facilities available to residents and it would be expected that the additional residents could be accommodated.

- The residents of Fleming House have not been notified of the proposal

Comment: All statutory notification requirements have been completed, including the issue of neighbour notification to Fleming House to the north of the site.

- The city centre requires more mainstream housing developments rather than PBSA

Comment: The application requires to be assessed as submitted.

Conclusion

The above assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the consultation responses, have been considered however these do not outweigh the proposal's general accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to a Section 75 Agreement and the following conditions.

Drawings

1. (10)001 P01 LOCATION PLAN Received 27 June 2024
2. (10)002 P01 BLOCK PLAN Received 27 June 2024
3. (20)100 P07 PROPOSED LEVEL 00 Received 12 November 2024
4. (20)101 P04 PROPOSED MEZZANINE Received 27 June 2024
5. (20)102 P05 PROPOSED LEVEL 01 Received 27 June 2024
6. (20)103 P03 PROPOSED LEVEL 02 Received 27 June 2024
7. (20)104 P03 PROPOSED LEVEL 03 Received 27 June 2024
8. (20)105 P03 PROPOSED LEVEL 04 Received 27 June 2024
9. (20)106 P03 PROPOSED LEVEL 05 Received 27 June 2024
10. (20)107 P04 PROPOSED LEVEL 06 Received 27 June 2024
11. (20)108 P03 PROPOSED LEVEL 07 Received 27 June 2024
12. (20)109 P05 PROPOSED LEVEL 08 Received 27 June 2024
13. (20)110 P03 PROPOSED LEVEL 09 Received 27 June 2024
14. (20)111 P02 PROPOSED LEVEL 10 Received 27 June 2024
15. (20)112 P02 PROPOSED LEVEL 11 Received 27 June 2024
16. (20)113 P02 PROPOSED LEVEL 12 Received 27 June 2024
17. (20)114 P02 PROPOSED LEVEL 13 Received 27 June 2024
18. (20)115 P02 PROPOSED LEVEL 14 Received 27 June 2024
19. (20)116 P02 PROPOSED LEVEL 15 Received 27 June 2024
20. (20)117 P02 PROPOSED LEVEL 16 Received 27 June 2024
21. (20)118 P02 PROPOSED LEVEL 17 Received 27 June 2024
22. (20)120 P03 PROPOSED ROOF PLANT LEVEL Received 27 June 2024
23. (20)121 P03 PROPOSED ROOF PLAN Received 27 June 2024

- 24.(20)200 P03 PROPOSED NORTH ELEVATION Received 27 June 2024
- 25.(20)201 P03 PROPOSED EAST ELEVATION Received 27 June 2024
- 26.(20)202 P03 PROPOSED SOUTH ELEVATION Received 27 June 2024
- 27.(20)203 P03 PROPOSED WEST ELEVATION Received 27 June 2024
- 28.(20)300 P04 PROPOSED SECTION A-A Received 27 June 2024
- 29.(20)301 P04 PROPOSED SECTION B-B Received 27 June 2024
- 30.(20)302 P04 PROPOSED SECTION C-C Received 27 June 2024
- 31.(21)001 P00 TYPICAL BAY STUDY 01 Received 27 June 2024
- 32.(21)002 P00 TYPICAL BAY STUDY 02 Received 27 June 2024
- 33.(21)003 P00 TYPICAL BAY STUDY 03 Received 27 June 2024
- 34.(21)004 P00 TYPICAL BAY STUDY 04 Received 27 June 2024

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

03. Prior to demolition of the building(s), the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building. All reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling shall be taken. Following written approval by the Planning Authority, the measures set out in the report shall be implemented, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

04. Prior to the commencement of demolition and construction works on site, a statement detailing the anticipated programming and agreed methodology for demolition of the existing building and erection of the new building and including information relating to:

- (a) measures for the control of noise dust and vibration,
- (b) areas for the delivery and storage of equipment and materials;
- (c) management of site traffic;
- (d) proposals for contractors storage;
- (e) measures for the control and limitation of damage to the Avenues public realm;

in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, to minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

05. Prior to the commencement of demolition and construction works on site, details of any temporary barricades required during the works shall be submitted to and approved in writing by the Planning Authority. The barricades shall be painted and/or maintained in good condition and kept free of advertisements whilst in situ.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

06. On the completion of demolition works and prior to development works commencing on site, a comprehensive contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. The assessment must incorporate results of previous phases of site investigation, where appropriate, and must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Assessments shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Any potential risks to human health, property, the Water Environment and designated ecological sites should be determined.

Reason: To ensure the ground is suitable for the proposed development.

07. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

Reason: To ensure the ground is suitable for the proposed development.

08. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

Reason: To ensure the ground is suitable for the proposed development.

09. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

10. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

Reason: To ensure the ground is suitable for the proposed development.

11. Prior to the commencement of construction works on site, details of the drainage system for the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be implemented as approved.

Reason: In order to minimise the impact of the building on the existing public drainage system.

12. Prior to the commencement of above ground construction works on site, a written report shall be submitted to the Planning Authority detailing all construction materials to be used in the development and their whole life carbon emissions, incorporating detailed measures to reduce, reuse, or recycle materials in line with the waste hierarchy. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report verifying the outcome of the exercise shall be submitted to the Planning Authority prior to occupation of the building(s) for record keeping purposes.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

13. Prior to the commencement of above ground construction works on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas, and; roof areas, roof surfaces and roof mounted plant rooms, shall be submitted to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

14. Prior to the commencement of above ground construction works on site, a sample panel of the materials to be used on the external elevations of the building shall be erected for the inspection by and written approval of the Planning Authority. The approved sample panel shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

15. Prior to the commencement of above ground construction works on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical front elevation bays and typical part elevation for the side and rear elevations, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

16. Prior to the commencement of above ground construction works on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street, at the north and east elevations shall be submitted to and approved in writing by the Planning Authority which, thereafter, shall be implemented in the approved manner prior to occupation of the building.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

17. Prior to commencement of above ground construction works, drawings at 1:20 scale illustrating the balustrade treatment on the external terraces shall be submitted to and approved in writing by the Planning Authority. Thereafter, the balustrades shall be implemented in the approved manner prior to occupation of the building.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

18. Prior the commencement of above ground construction works on site, details of all roof-mounted plant, apparatus and screening shall be submitted to and approved in writing by the Planning Authority. Thereafter, any roof-mounted plant, apparatus and screening, shall be constructed in accordance with the approved drawings prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

19. Prior to the commencement of above ground construction works on site, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the Planning Authority. Thereafter, the facilities shall be completed and operational in the approved manner prior to occupation of the building.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

20. Prior to the commencement of above ground construction works on site, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter, the architectural lighting scheme shall be implemented in the approved manner, prior to occupation of the building.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

21. Prior to the commencement of above ground construction works on site, a signage strategy for the building will be submitted to and approved in writing by the Planning Authority. Thereafter, the signage strategy shall inform the design of any signage on the building.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

22. Prior to the commencement of above ground construction works on site, a maintenance and cleaning strategy for the external glazed facades of the building shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

23. Prior to above ground construction works on site, ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the Planning Authority. Thereafter the ventilation shall be implemented in the approved manner prior to occupation of the building. For the avoidance of doubt, no vents, flues, aerials or other such external fittings are approved on the external elevations without prior written approval from the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

24. All accommodation shall be designed and constructed so that noise from rail/road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT. Prior to commencement of above ground construction works, details of mitigation measures to prevent an adverse impact of local environmental noise on future occupiers of the building shall be submitted to and approved in writing by the Planning Authority. The approved mitigation measures shall be completed in accordance with the above requirements prior to occupation of the building.

Reason: To protect the occupiers of the development from excessive noise.

25. Prior to the commencement of above ground construction works on site, a Statement on Energy (SoE) in accordance with the associated building Warrant, shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City

Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

26. Prior to commencement of above ground construction works, detail of public lighting type(s) and position(s) on the building shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall thereafter be installed prior to occupation of the building.

Reason: To enhance safety and security during hours of darkness.

27. Prior to the commencement of above ground construction works on site, details of biodiversity improvement measures, to include rooftops, shall be submitted to and approved in writing by the Planning Authority. The approved biodiversity measures shall be completed in accordance with this approval prior to occupation of the building and thereafter shall be maintained for the duration of the development.

Reason: To ensure that the development contributes to the biodiversity of the area.

28. Prior to the commencement of above ground construction works commencing on site, a scheme of landscaping for the on-building amenity spaces shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, proposed materials, boundary treatment(s), site sections, details of planting and any other features, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme prior to occupation of the building and thereafter shall be maintained for the duration of the development.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

29. Prior to installation, details of external security features proposed for use on the premises, in respect of design, colour and location, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be installed in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

30. Prior to occupation of the first student accommodation unit, a Residential Travel Plan including maps detailing public transport stops, timetables and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted for the written approval of the Planning Authority. Thereafter, the approved Residential Travel Plan shall be issued to the new occupiers of each unit prior to their occupation.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

31. Prior to the use commencing, a statement outlining a servicing strategy, clarifying arrangements for refuse collection and general servicing for the building shall be submitted for the written approval of the Planning Authority.

Reason: In the interests of pedestrian and traffic safety.

32. The external rooftop terraces shall be used only between 0800 hours and 2200 hours daily.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

33. No acoustic/amplified music shall be played on the external terraces.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

34. No external fittings including gas and water pipes, gas and water meter boxes, balanced flues, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, grilles or ducts shall be installed on any elevations without prior written consent.

Reason: To safeguard the character of the surrounding conservation area.

35. Prior to the use commencing, a statement outlining the access and management strategy for the external terraces, including hours of access, shall be submitted for the written approval of the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

36. Prior to the use commencing, a strategy for the advertisement and use of the ground floor lounge, to be made available to the local community/stakeholders, shall be submitted for the written approval of the Planning Authority. Thereafter, the strategy shall be implemented in the approved manner unless otherwise agreed in writing by the Planning Authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

37. All external doors and / or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.

Reason: In the interests of pedestrian and traffic safety.

38. Cycle parking within the site shall comply with SG11 requirements and shall be safe, sheltered and secure with trip end facilities for employees. A stair channel is required on the steps leading to the cycle parking in the Mezzanine. Prior to works commencing on this aspect of the works, a plan drawing showing the stair channel shall be submitted to and approved in writing by the Planning Authority. Thereafter, the equipment shall be installed as per the approved drawing prior to occupation of the building.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

39. Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained / relocated to suit the new development as appropriate and to the approval of Neighbourhoods Regeneration and Sustainability.

Reason: In the interests of pedestrian and vehicular safety.

40. Door threshold levels shall be on a level consistent with the existing footway level.

Reason: In the interests of pedestrian safety.

41. Servicing of the premises shall be restricted to the following days and hours of operation: 0700 hours until 2000 hours, 7 days a week.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

42. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.

Reason: In the interests of pedestrian and vehicular safety.

43. Public street lighting shall be maintained during all phases of the development.

Reason: To enhance safety and security during hours of darkness.

44. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

45. External security shutters shall not be permitted in the development hereby approved.

Reason: To safeguard the character of the surrounding conservation area.

46. Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.

Reason: To safeguard the character of the surrounding conservation area.

Reason(s) for Granting This Application

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Advisory Notes to Applicant

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
05. Light from the development shall not give rise to: (a) an "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%; (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.); (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)
06. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
07. The applicant is advised that a S56 order is required for any works encroaching on the footway.

08. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
09. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works. All works on the public realm at Cambridge Street and Renfrew Street shall be undertaken in consultation with the Avenues Team.
10. It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
11. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
12. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
13. Bins associated with the approved use require to be stored within the curtilage of the site when not being presented for uplift or immediately after uplift.
14. The applicant should submit confirmation of Technical Approval from Scottish Water to make a surface water connection to their network.

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/RJM/04/11/2024

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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