



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Byron Sharp Phone: 07350 392954

Item 1

20th May 2025

Application Type Full Planning Permission

Recommendation Grant Subject to Conditions and S75

Application	24/02272/FUL	Date Valid	03.10.2024
Site Address	Site To The East Of 16 Havannah Street Glasgow		
Proposal	Erection of purpose-built student accommodation (Sui generis) and flatted residential development (Sui generis) including amenity, erection of pavilion with arts hub, community use and public events (Class 10/ Class 11) with associated open space, includes access, ground reprofiling and landscaping, with associated works.		
Applicant	Glasgow Enlightenment Ltd 204 West George Street Glasgow G2 2PQ	Agent	Ian Gallacher 201 West George Street Glasgow G2 2LW
Ward No(s)	09, Calton	Community Council	02_121, Calton
Conservation Area	N/A	Listed	N/A
Advert Type	Bad Neighbour Development	Published	28 March 2025
City Plan	Residential		

Representations/Consultations

Representations

A total of 41 representations were received, consisting of 25 objections and 15 letters of support and 1 neutral comment.

Points of Support:

Comments in support of the proposal may be summarised as:

- Will provide access to creative spaces for residents.
- Regeneration of derelict land.
- Supportive of the new park being created for this development.
- New green space provision.
- Project will support a healthier, more connected community by offering outdoor spaces that are safe, clean, and accessible to all.
- Glasgow's East End needs more inclusive, safe, and welcoming community spaces.
- Beneficial environmental, social and economic impact.
- Dream Park needed as place to support local families, be creative and grow community

- No similar locations in community/little space in Glasgow currently where people can attend various types of events, meet new people and find space to collaborate and in turn give back to the community
- Aims to provide opportunities for those who may not have the resources to access other creative venues in the city. Community members with disabilities and/or mobility issues have little to no options of places to go locally that are designed to be accessible from day one, and few options in accessing those that do in other areas of the city.
- Dream Park will foster local economic growth by attracting visitors and events to the area, supporting small businesses, and celebrating Glasgow's unique cultural diversity. As a free public space, it will increase foot traffic and offer new opportunities for local enterprises to thrive.
- Dream Park promises to be a permanent, non-commercial public space that belongs to the community and serves future generations. This project is a once-in-a lifetime chance to create a lasting legacy of creativity and connection for all Glaswegians.
- Dream Machine is welcomed and will create a real community focussed hub at the entrance to the site.
- As it stands, the overall area has attracted fly-tipping, anti-social behaviour, general littering, and has a desolate and dangerous feel at times. Developing the site to serve the existing community, those that would reside in the new development and those in other large developments in the area such as Calton Village would transform the location, making it a real destination for residents, visitors from across the city.
- Proposal will complete the Collegelands masterplan and ensure a positive linkage to the east of the City Centre.
- Mixed development incorporating both PBSA and BTR residential development is a positive move for the site.
- There is a significant shortfall of available student accommodation in Glasgow. Additionally, all three Universities in Glasgow are planning for significant growth in the coming years which will further exacerbate the supply and demand imbalance. The proposed development will make a positive contribution to meeting the identified need and will also help in relieving pressures on the private rental market.
- Will greatly enhance both the site and the surrounding community.

Points of Objection –

Objectors include Calton Community Council and members of the public. Matters raised within the objections received are summarised as:

- Inappropriate height and scale of buildings;
- Building architecture and design not in keeping with surrounding area;
- Impact of buildings upon the setting and views of nearby listed buildings, the Central Conservation Area and the Necropolis;
- Impact upon existing residential amenity levels;
- Over-development of the site;
- Public access to community centre and the community park.
- Will exacerbate existing parking issues, increased traffic congestion and road safety impact.
- The proposed community park raises public safety concerns and does not reflect feminist planning design principles
- Loss of green space and biodiversity.
- Student population figures only quote the immediate site and do not include PBSA on High Street.
- Concentration of student accommodation/student accommodation not needed.
- Housing required in the area.
- Fails to uphold legal obligations to provide social and mid-market housing offerings.
- No affordable housing provision/affordable housing needed/housing crisis.
- Does not make a positive contribution to the viability of the area.
- Too much information provided and selectively presented.
- Population growth/density will increase strain on infrastructure and services.
- Gentrification of area.
- Transient population would not add to sense of community.

- Proposed pedestrian link over the railway not shown.
- Listen Gallery (existing arts centre on Hunter Street) was not consulted. No genuine consultation with locals or community groups.
- No overall plan for student accommodation (Council).
- Building standard not as high as for permanent housing.
- Student accommodation being sold to the highest bidder.
- Rental values of PBSA.
- BTR should be residential flats for sale.
- Daylight analysis doesn't mention Hunter Street.
- Alternative uses/adaptability.

Neutral Comment:

- RSPB Scotland requests that swift nest bricks are incorporated into this proposed development as a biodiversity enhancement. A minimum of 54 swift nest bricks in Block A and 32 swift bricks in Block B would be required.

Consultations

- Scottish Water: Scottish Water have not objected to the proposed development.
- West of Scotland Archaeological Society: WoSAS have not objected to the proposed development and have also not considered it necessary to apply any archaeological conditions.
- The Coal Authority: No objection subject to advisory notes.
- Network Rail: No objection subject to advisory notes.
- Scottish Fire & Rescue Service – No response.

Determination Process

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

Site and Description

Site Description

The application site covers 2 ha of land bounded by Hunter St to the east, the railway to the south, residential properties and a substation to the north and Havannah House to the west. The site is effectively split in two by Havannah St. The northern area is brownfield land and is currently in use as a temporary car park to facilitate works on the adjacent substation, located to the west. The southern area of the site is significantly larger and can also be generally defined as brownfield land. The southern area contains a disused road, disused ground level car park, a Network Rail compound, spoil from previous nearby development and areas of semi-naturalised land.

There are no listed buildings on-site however there are listed buildings within the locality, the closest of which are located on Hunter St and Duke St. The Glasgow Necropolis is located to the north of Duke St. The site is not located within a conservation area. In terms of local wards, the site is within Ward 9 – Calton.

The surrounding locality contains a diverse range of uses, including the Tennent's Brewery to the north, Purpose Built Student Accommodation (PBSA) and a hotel to the west, retail to the south and more generally a general mix of office, commercial and residential uses surrounding the site. Of note is the recent Calton Village residential development to the southeast of the site.

Vegetation was recently cleared along the southern boundary of the site. Those works were undertaken by the developer to reduce anti-social behaviour and crime in that location, following discussions with Police Scotland. Those works did not require planning permission.

Collegelands Masterplan Area

The site is located within the Collegelands Masterplan Area, which was approved in 2007. The masterplan envisages the creation of a new city district within the city centre, comprising a mix of uses including, offices, hotels, residential and retail. A key aim of the plan is to regenerate the masterplan

area, bring brownfield land back into productive use and to repair the local urban fabric, between the Merchant City and the Meatmarket Masterplan Area.

The wider masterplan area now contains a mix of office, hotel, student accommodation, and a multi storey car park with associated public realm improvements throughout the masterplan area.

The application site represents one of the final elements of the masterplan, along with a separate site located to the southwest of the masterplan area, which is currently under consideration for a mixed-use development comprising residential (flats) offices and commercial uses (21/00543/FUL).

The Collegelands Masterplan Area contains several high-density developments with building heights typically between 7-10 storeys. Buildings outwith the Masterplan Area vary significantly from low rise warehouse buildings to traditional tenement buildings and upwards to the high-rise flats north of Duke Street.

Proposal Description

This planning application seeks permission for a mixed-use development. The proposal would erect a building containing Purposed-Built Student Accommodation (591 bedspaces), a building containing Build to Rent flatted dwellings (147 units), a community facility (Dream Park) and would form a publicly accessible community park (2.5 acres) with associated landscaping.

Block 1: PBSA Building

An eleven-storey Purpose-Built Student Accommodation (PBSA) building is proposed. The exterior of the building would be finished with a blend of contemporary and traditional materials which have been incorporated differently throughout the proposal for specific design purposes relative to the uses of the spaces around the building. The materials are a simple palette of bricks (light & dark buff), recessed brick coursing, profiled aluminium cladding, aluminium windows frames, glazed curtain walling. The building bookends are finished in a dark buff brick in contrast to the smooth faced lighter brick, to create separation and change the scale of the building where it faces Havannah Street and the southern active travel route.

The proposed PBSA building would create a total of 591 bedspaces, provided through a mixture of clustered accommodation (331 bed spaces) and studio accommodation (260 bedspaces). All 591 rooms would range in size from 18sqm – 26 sqm. 5% of the studio flats would be DDA accessible to meet current building regulations.

Internal amenity space within the PBSA building would be primarily located on the ground floor and would include a large general common lounge area, film/gaming area and gymnasium. Several amenity spaces have been located at ground floor level to provide active frontage on the building, to overlook the communal courtyard and external routes around the building (including Havannah St). Direct access is also possible between several ground floor amenity spaces and external courtyard at the rear.

External amenity space is provided with a 1020sqm south-facing courtyard at ground level and roof terraces located on levels 8 and 9, providing areas of 140sqm and 145sqm respectively.

300 secure and sheltered cycle parking spaces would be provided at ground floor level. No on-site car parking is proposed.

Block 2: BTR Building

A 10-storey building containing 147 Build to Rent (BTR) flatted dwellings is proposed. The exterior of the BTR building would also be finished with a similar blend of contemporary and traditional materials. The materials would be a simple palette of bricks (light & dark buff), recessed brick coursing, profiled aluminium cladding, aluminium windows frames with Juliet balconies, glazed curtain walling. The lower “wrap-around” blocks are finished in a dark buff brick in contrast to the smooth faced lighter brick which creates a change the scale of the building on Havannah Street, Hunter Street and the southern active travel route.

Of the 147 flatted dwellings, there are:

- 29 studios flats.
- 80 one-bedroom flats.
- 25 two-bedroom flats.
- 13 three-bedroom flats.

BTR amenity space is situated on the ground floor at the entrance plaza adjacent to Havannah Street. The amenity is located in a part of the building which allows natural passive surveillance of the plaza area. Total BTR internal amenity space was originally 250sqm. Following discussions with the Planning Service and the Council's City Design Team, the layout of the ground floor and first floor of the BTR block were redesigned to create additional active frontage on the southern elevation. That process increased internal amenity space to 379sqm.

A total of 880sqm will be provided through shared external courtyard garden space for the BTR. The BTR roof gardens are on levels 7 and 8 and extend to 228sqm and 205sqm respectively. The BTR roof terraces include both communal and private gardens. The communal areas extend to 115sqm (level 7) and 127sqm (level 8).

184 secure and sheltered cycle parking spaces would be provided at ground floor level. No on-site car parking is proposed.

Community Space and Facility: Dream Park

The development will comprise an area dedicated to Dream Park which will be operated by Dream Machine Productions, a local community arts organisation.

Dream Park is a proposal for a new community lounge and arts hub on the triangular area of land to the north of Havannah Street. It would serve as a public park and pavilion, where residents can meet, socialise and relax. The park element of the site would be open to the public throughout the day and night. The pavilion is envisaged as an extension of the public space; and will be open during the day as a community living room. The pavilion will also host the various activities Dream Machine currently produces. The park itself will act as an artwork - allowing Dream Machine to expand their audio-visual productions outside, and into a permanent display of interactive lighting to enhance the park and contribute to the character of the surrounding environment. It is envisaged that there will also be a community and events programme, run by Dream Machine, that will include community events, art installations, performances and community gatherings and children's parties.

The Dream Park building would be finished with perforated aluminium fascia powder coated black with light grey pattern, black metal structure fixed to roof of pavilion supporting PV panels, green roof formed by installing freestanding planters within roof parapet, pastel green aluminium sliding doors & casement door, framed inward opening powder coated window to plant/control space (pastel green).

The outdoor space will consist of seating areas designed to encourage dialogue between members of the community. Fruit trees and growing spaces for fruit, vegetables and herbs will encourage community activity and be an edible resource, as well as a vibrant bee-friendly setting. Orchard trees will be a recurring motif, celebrating the historic orchards of this part of Glasgow. The existing desire line path is strengthened as an active travel connection towards Duke Street. Landscaping would include concrete benches and pavers with a compacted gravel and permeable paver finish.

Community Park

A new 2.5 acre community park is proposed along in the southern area of the site. The community park would create of an extensive area of publicly accessible parkland in the southern part of the site. The proposed park would contain a meadow with orchard and blossom trees, mown activity spaces, seats and outdoor fitness equipment. Planting is proposed throughout the site to create an attractive space with seasonal interest, delineate spaces and provide structure and screening, mimic natural drainage systems, provide shelter and improved biodiversity value through the introduction of diversity of planting typologies. Landscaping sought to retain existing trees where practical and complement them with additional mixed planting of parkland, cherry and blossom trees.

The proposed lighting strategy provides appropriate levels of lighting for different uses and character areas, from clear observation along linear paths to attractive lighting of building entrances and gathering places. The external lighting will be designed to minimise nocturnal light pollution and glare. Architectural tall lighting is proposed at key node points, giving a strong visual indication of where the path is heading and ensuring good light levels at junctions and corners where safety and clarity is vital.

The park will be delivered alongside the proposed development where a factor fee sourced from residents of the new development would cover park maintenance.

Relevant Planning History

24/01029/SCR	Erection of purpose built student accommodation, flatted residential development, community wealth building artistic facility and community lounge with associated
--------------	--

community park of circa 2.5 acres, amenity, access and other ancillary works. Request for Screening Opinion under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations - EIA Not Required.

- 24/00766/PoAN Proposal of Application Notice/Screening: Erection of purpose built student accommodation, flatted residential development, community wealth building artistic facility and community lounge with associated community park of circa 2.5 acres, amenity, access and other ancillary works – No Objection.
- 14/00095/DC Erection of mixed-use development comprising office, business, residential, retail, hotel, cafe/restaurant and multi-storey car park uses (Planning Permission in Principle) - modification of planning obligation related to planning consent 05/03573/DC. No Objection March 2014.
- 05/03573/DC Erection of mixed-use development comprising office, business, residential, retail, hotel, cafe/restaurant and multi-storey car park uses: Contrary to the Glasgow City Plan and the Glasgow and the Clyde Valley Joint Structure Plan (Outline). Grant Subject to Condition and S75 December 2007.

Pre-Application Process

The applicant engaged in a formal pre-application discussion in 2024, which consisted of a number of meetings with the Planning Service, including the City Design Team. That process provided feedback to the agent and developer in terms of the proposed design and initial consultee responses, in advance of the planning application being submitted.

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 to this application.

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

Not applicable to this application.

iii. a design statement or a design and access statement

The Design and Access Statement gives an initial introduction before covering site/local context, local built heritage, planning policy, the design process, the proposal, amenity and transport/accessibility/security and sustainability.

The Dream Park Design Statement explains the concept for the Dream Park, explaining the background of Dream Machine, how the site will operate, the need for the development and further information relating to design, materials and access.

The Landscaping Safety Strategy sets out recent issues relating to crime and anti-social behaviour on-site. The document also sets out previous engagement that was undertaken between the applicant and Making Space for Girls during the design process and how the proposed landscaping has responded to promote women's safety in its design.

The Landscape Design and Access Statement sets out the masterplan context, describes the existing site, ecology and local nature network. The document sets out a landscape framework which provides information relating to landform, open space, integration of feminist city design, drainage, paving and furniture, landscape palette, lighting, roof gardens and management.

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)

- Daylight and Sunlight Analysis – LightSIM
- Noise Impact Assessment – Sept 2024 - New Acoustics Ltd
- Socio-Economic Benefits
- Biodiversity Net Gain/BREEAM Ecological Assessment
- Energy Statement
- Flood Risk Assessment
- Drainage Impact Assessment
- Drainage Strategy
- Geo-Environmental Desk Study Report
- Preliminary Ecological Appraisal
- Heritage, Townscape & Visual Impact Assessment

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

A Section 75 legal agreement to secure a financial compensation of £67,620.78. Reason to provide off-site provision of food growing space and outdoor sports provision under NPF4 Policy 21 Play, recreation and sport and City Development Plan Policy CDP6 and Supplementary Guidance SG6 Green Belt and Green Network.

The section 75 legal agreement is also required to ensure that:

- future occupiers of the proposed PBSA block are full-time students engaged in a course of study at an institution of higher or further education;
- the use of the PBSA block as student accommodation shall operate for a minimum period of 40 consecutive weeks of the calendar year;
- the Purpose-Built Student Accommodation block is managed as a single entity;
- no part of the PBSA Block shall be sold off separately; and
- there is an effective management and maintenance regime for the PBSA development.

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

Development Plan Policies

The Development Plan is comprised of National Planning Framework 4 (NPF4) & The Glasgow City Development Plan (CDP). Due to the scale, nature and location of the proposed development, the following policies are considered relevant:

National Planning Framework 4 Policies

- Policy 1:** Tackling the Climate and Nature Crises
- Policy 2:** Climate Mitigation and Adaptation
- Policy 3:** Biodiversity
- Policy 6:** Forestry, Woodland and Trees
- 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

City Development Plan Policies

- CDP1 & SG1:** The Placemaking Principle
- CDP2 & SG2:** Sustainable Spatial Strategy
- CDP3:** Economic Development
- CDP4 & SG4:** Network of Centres
- CDP5 & SG5:** Resource Management
- CDP6 & SG6:** Green Belt and Green Network
- CDP7 & SG7:** Natural Environment
- CDP8 & SG8:** Water Environment
- CDP9 & SG9:** Historic Environment
- CDP10 & SG10:** Meeting Housing Needs
- CDP11 & SG11:** Sustainable Transport
- CDP12 & SG12:** Delivering Development

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Act, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

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 any other material considerations, such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

In respect of (a), the relevant Development Plan policies are assessed below:

PLACEMAKING & DESIGN

- **NPF4: Policy 14 (Design, Quality and Place)**
- **NPF4: Policy 23 (Health & Safety)**
- **CDP1 & SG1: The Placemaking Principle**

These policies generally encourage 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.

This approach will contribute towards the highest standards of design while protecting the City's heritage, 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.

NPF4 Policy 23 states that development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise,

community food growing or allotments. Development proposals which are likely to have a significant adverse effect on health will not be supported and a Health Impact Assessment may be required.

These policies will generally be achieved by:

- Making the City an appealing place to live, work and visit;
- Embedding community facilities in communities and recognising the needs of all members of society;
- Creating healthy and more equitable environments and promoting healthy lifestyle opportunities, including opportunities for communities to grow food;
- Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone;
- Demonstrating efforts to responsively engage with all stakeholders;
- Delivering highly creative, innovative, and technical standards in design of buildings and their setting;
- Respecting the historic and natural environment;
- Providing high quality amenity to existing and new residents in the City;
- Promoting connectivity, active travel and public transport use rather than private car use;
- Bringing, where possible, vacant and derelict land back into effective use via both short term (e.g. Stalled Spaces) or long term solutions;
- Ensuring new activity does not introduce unacceptable additional noise.

The application site is located within the City Centre, where SG1: Part 1 outlines specific placemaking priorities as:

- a) Retaining and enhancing townscape and civic character;
- b) Promoting high quality, innovative design;
- c) Safeguarding and supporting investment and existing uses;
- d) Encouraging high quality residential development;
- e) Improving the pedestrian and cycling experience;
- f) Ensuring that public spaces are well activated with appropriate levels of activity at different times of the day and night; and
- g) Encouraging and supporting a mix of complementary uses.

Comment: A design-led approach utilising the place principle has been adopted for this proposal. Through the submission of Design and Access Statements and the Heritage and Townscape Visual Impact Assessments, the application has demonstrated that local built form and characteristics were considered during the design process and have influenced the proposed design. Furthermore, the applicant has engaged with the Council through a pre-application process and throughout the application process. Further engagement resulted in increased activation of frontage on the BTR block, improved passive surveillance of the community park and improved connectivity to Hunter Street.

Many of the overarching considerations of placemaking including open space, energy efficiency, townscape, design quality, and uses are considered in detail later in this report.

In terms of demonstrating efforts to responsively engage with all stakeholders, as the proposal constitutes a “Major” development under the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, a statutory pre-application consultation was required prior to the submission of the planning application.

The Pre-Application Consultation (PAC) process held two public consultation events. The first was held on the 25th March 2024 at 10 Havannah Street and allowed the local community to view and comment on the proposal. It set a deadline of 16th of April 2024 for any comments to be received following the event. A public notice was published in the Evening Times on the 15th of March 2024, to advertise the consultation event.

The second consultation event was held on the 30th May 2024 at Drygate Village Hall, which provided feedback to members of the public in respect of comments previously received and gave until 19th June 2024 for further comments to be submitted by stakeholders and members of the public. A public notice was published in the Evening Times on the 17th May 2024, to advertise the consultation event.

A project website was also created to allow the public to access information relating to the project online. The web page contained information in relation to the development site, the evolution of the design proposals and details on how to engage and provide feedback to the project team. This included information such as the consultation event dates, location and times, and a timeline for submitting the planning application.

Several of the objections received related to the Listening Gallery not being consulted however, as demonstrated above, everyone within the wider community was notified in the local press and two formal public consultation exercises were undertaken.

More broadly, the proposal would provide 2.5 acres of high quality, publicly accessible parkland within the city centre. It is considered that the provision of publicly accessible amenity space in this location would promote healthy lifestyle opportunities for local residents through the provision of local recreational space for play and exercise. No vehicular parking provision would encourage healthy transport modes such as walking and cycling. The proposed park would also improve connectivity and pedestrian/cycling experience within the locality. The proposal would have positive effects on health.

Several objections were received relating to community consultation, these matters have been considered above.

Some elements of the above policies are considered in more detail later in this report. The proposal is however considered to be in accordance with NPF4: Policy 14 (Design, Quality and Place), NPF4: Policy 23 (Health & Safety), CDP1 & SG1: The Placemaking Principle.

NPF4 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: Due to the site's 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 open space.

The proposal is in accordance with NPF4: Policy 15.

SG1: The Placemaking Principle

SG1 supports policy CDP1 by providing guidance which promotes the overarching Placemaking Principle being applied to all development types in the city. The guidance is comprised of two parts:

SG1 - Part 1 provides the context and approach of Placemaking established in Policy CDP1. The guidance 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.

SG1 - Part 2 contains detailed assessment criteria relating to physical design and provides more detailed guidance on a number of topic based aspects of development. In particular, it establishes guidance for the design, layout, density, amenity, building materials, waste and recycling storage and energy efficiency of new buildings. All new development in Glasgow should be primarily design led and should be determined by the nature of a site, the wider site context and the City's broad urban design objectives.

Energy Efficient Buildings

All new development in Glasgow will be expected to incorporate a range of resource efficiency measures in order to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources, see also SG5 - Resource Management. In order to achieve a resource efficient development, developers should consider the following:

- a) *Development and Building Layout;*
- b) *Building Design; and*
- c) *Landscaping.*

Comment: The scheme has been designed to maximise the energy efficiency of the building fabric in order to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources. Further detailed information is considered through the assessment of SG5: Resource Management.

Residential Layouts

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.*

Comment: The scheme has been design-led from an early stage, with the proposal evolving from the initial Pre-Application process and through further engagement with Council officers during the application process. The proposed development would promote sustainable development objectives through the reuse of brownfield land, provision of a publicly accessible park, improved connectivity through the site (including active travel route), high quality design and energy efficient buildings.

General Standards

All residential developments must take into account the Placemaking Principles set out in SG1 - Placemaking, Part 1, as well as the guidance and standards set out in the Residential Design Guide (RDG). These criteria should be read in conjunction with the RDG and SG9 – The Historic Environment, where appropriate.

Residential Layouts should:

- a) take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing balcony and/or garden spaces (see RDG, Page 60 and the BRE 'Site Layout Planning for Daylight and Sunlight');*
- b) make appropriate provision for refuse and recycling storage areas;*
- c) wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons;*
- d) have roads designed to the standards set out in RDG;*
- e) incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme; and;*
- f) ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts;*
- g) 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, see also SG1 - Placemaking, Part 1 and SG1 - Placemaking, Part 2, Detailed Guidance – Active Travel and SG6 - Green belt and Green Network.*

Comment: SG1 sets requires that the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', second edition (PJ Littlefair, 2011) be used to assess any impact on daylight or sunlight.

The layout has been informed by a Daylight and Sunlight analysis, using methods set out within the Building Research Establishment Handbook (2022). In terms of daylight experienced within the proposed development itself, most rooms would achieve the criteria set out in the BRE guidance with 82% of the PBSA rooms and 92% of the BTR rooms satisfying the criteria of the Spatial Daylight Autonomy Test. It is noted that urban sites are more challenging in terms of daylight standards due to the built-up urban form and that BRE guidance states that it should be used flexibly.

The Sunlight Exposure Test found that 271 of the 298 rooms assessed on the PBSA block and 154 of the 167 rooms assessed on the BTR block would be BRE compliant with non-compliant rooms being located where BRE consider sunlight to be less important.

The analysis finds that of the neighbouring windows sampled on Duke Wynd, there would be no adverse impact in terms of loss of daylight. Of the windows assessed on Havannah House, 43% passed the Vertical Sky Component (VSC) Test and 47% passed the Daylight Distribution (DD) Test. Not all of the rooms that required assessment on Havannah House met the VSC or DD test criteria and therefore, 23 rooms were assessed separately using the Average Daylight Factor Test. All of those tested by applying the Average Daylight Factor Test achieved BRE compliance.

The outdoor courtyards are also found to meet the BRE criteria for sunlight to amenity space.

The analysis concludes that the test results show that the neighbouring properties assessed on Hunter Street, Havannah House and Dyke Wynd will remain to enjoy a good level of daylight. This is demonstrated in the Vertical Sky Component, Daylight Distribution (or No Sky Line) and Average Daylight Factor tests. The proposed development will provide future occupants with a good level of daylight and sunlight in the majority of rooms.

Considering the inner urban location of this proposal, it is considered to perform well for both daylight and sunlight compliance.

An objection was received which states that the impact upon Hunter St wasn't properly considered in the Daylight and Sunlight Analysis. The daylight and sunlight analysis refers to Hunter Street on page 25 and page 26. It concludes that the façade achieves a VSC of 27%, or when comparing existing with proposed windows achieve 80% of existing. Given the marginal impact and the distance between buildings, it is considered that the proposal would not have a significant detrimental impact upon the residential flats on Hunter Street or Duke Street.

Privacy levels have been assessed and there would be no significant adverse impact on privacy of residents external to the site or internally to other properties. In part, this has been achieved following to introduction of a suitable angled offset between the PBSA block and the BTR block to ensure privacy levels between the two buildings are maintained.

The proposal would provide significant improvements in terms of permeability through the site. The existing footway to the south of Havannah House would be extended to the east through the site, connecting to Hunter Street via a new flight of stairs and connecting to Havannah Street through a new plaza area between the proposed PBSA block and the proposed BTR block. This would provide the final section of the formal path.

Some lime trees would be removed on-site to make the park more visually permeable and tree replacement planting will be undertaken with a mix of native and non-native species. Waste and SUDS are discussed later in this report.

Additional Standards for Flatted Developments - In terms of communal private garden space, flatted developments should:

- a) *provide usable communal private garden spaces as "backcourts". Design and layouts should ensure privacy, particularly for ground floor residents (see RDG for guidance); and*
- b) *where a site's configuration or particular characteristics limits the ability to provide private garden space, then developers will be expected to:*
 - i. *provide creative alternative solutions (e.g. shared roof garden, usable balconies); and*
 - ii. *bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).*
 - iii. *make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.*

Comment: The only units that would require privacy to be provided at ground level would be the ground floor units on the western elevation of the BTR block. Those units would have direct access to the communal courtyard. That access would be provided through the provision of small private patio areas, which would also provide a privacy buffer to those units.

Both the BTR block and the PBSA block provide communal 'backcourt' external amenity space at ground level and both blocks have roof garden terraces. The PBSA roof gardens are located on levels 8 and 9. The BTR roof gardens are provided on levels 7 and 8. The BTR roof gardens contain both private and communal areas, which provide 115sqm and 127sqm of communal amenity space respectively.

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.*

Comment: All units will have large glazing units to maximise daylight experienced within rooms. Both the PBSA and the BTR blocks also provide a variety of amenity spaces for residents.

29% of the BTR dwellings are dual aspect. The studio and 1 bedroom apartments have open plan living kitchen dining rooms which are accessed directly off the main entrance to the flat to reduce the amount of corridors with the units and improve outlook. Priority for dual aspect is afforded to the larger apartments:

- 3 of the 29 studios achieve dual aspect, this equates to 10%
- 3 of the 80 one bedroom apartments achieve dual aspect, this equates to 4%
- 25 of the 25 two bedroom apartments achieve dual aspect, this equates to 100%
- 12 of the 13 three bedroom apartments achieve dual aspect, this equates to 92%
- Overall 97% of the 2 and 3 bedroom apartments achieve dual aspect.

The density required to meaningfully redevelop this urban location means that provision of single aspect units is inevitable, and this is an established offer in inner urban sites such as this. Where single aspect flats are proposed they benefit from space provision that is comparable with developments approved in other urban locations in the city along with generously proportioned windows. Notwithstanding this, through the provision of on-site amenity and the size of individual units, it is considered that the single aspect units are of sufficient amenity to be considered acceptable.

In terms of privacy, the windows on the PBSA block and the BTR block are generally set over 18m from windows on other buildings. Where it is marginally less than 18m between the PBSA block and the BTR block, the orientation of the buildings are offset to sufficiently protect privacy standards. The only units that would require privacy to be provided would be the ground floor units on the western elevation of the BTR block, privacy for those units is provided through the provision of a privacy buffer for each unit/private patio area.

The proposed PBSA block and the BTR block both generally maintain established building lines and window patterns within the area, most notably, within the masterplan area.

Residential Density

General Principles – The appropriate density of residential development will vary according to:

- a) location;*
- b) context and setting;*
- c) the scale and massing of adjacent buildings; and*
- d) public transport accessibility and active travel opportunities.*

Variations in the general density standards may be permitted where a justification is provided based on the factors listed above or for developments of exceptional urban design quality, provided that other CDP and SG standards are met.

General Density Standards –

Large Sites, Masterplan Areas and Areas of Significant Change - On sites of 5+ hectares, Masterplan areas identified in the Plan or emerging during the life of the Plan and in other areas of significant change (e.g. Transformational Regeneration Areas, Community Growth Areas and Glasgow Housing Association (GHA) Regeneration Areas), the density of development will be detailed in guidance provided in a development brief or masterplan, etc., for the area.

Comment: The masterplan supports increasing density within the area and repairing the urban fabric. The scale and massing of adjacent buildings is mixed but key references have been taken from developments to the west, which are more recent and reflect the greater density that this location is expected to provide.

Some objections were received that relate to overdevelopment of the site, the site lends itself to higher density developments. The provision of the 2.5 acre park reduces density in parts of the site. It is considered that the proposal would not result in overdevelopment of the site.

Residential Development in the City Centre

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: The development would provide 2.5 acres of new, high-quality parkland. It is considered that there is sufficient on-site green infrastructure.

DETAILED DESIGN

Design and Materials

Policy SG 1 (Part Two) Section 5 – Detailed Design identifies that all new development, depending on the nature and scale of the development, will:

- 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.*

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: As set out in the Design & Access Statement, the choice of building materials was informed by an analysis of the materiality of the surrounding area, which included an assessment of local materials and their colours.

The exterior of both the PBSA building and the BTR building would be finished with a blend of contemporary and traditional materials which have been incorporated differently throughout the proposal for specific design purposes. The materials are a simple palette of bricks (light & dark buff), recessed brick coursing, profiled aluminium cladding, aluminium windows frames, glazed curtain walling. Dark buff brick is used to provide contrast to the smooth faced lighter brick, creating separation and change in different parts of the building.

The Dream Park building would be finished with perforated aluminium fascia powder coated black with light grey pattern, black metal structure fixed to roof of pavilion supporting PV panels, green roof formed by installing freestanding planters within roof parapet, pastel green aluminium sliding doors & casement door, framed inward opening powder coated window to plant/control space (pastel green). There are some concerns regarding the design of the proposed metal structure on the roof of the Dream Park building, the design of the solar panels and their supporting structure can be controlled through an appropriate planning condition.

The surrounding area contains buildings constructed using a variety of architectural styles and materials. The locality contains traditional sandstone buildings, high-density modernist flats, post-modern residential development in the Calton Village and the architectural style and material palette that is established within the Collegelands Masterplan Area. The proposed materials and appearance of the building would be similar to other buildings within the Collegelands Masterplan Area. Given the broad range of architectural styles and materials present within the locality, it is considered that the proposal would generally complement local architectural character and townscape quality.

In terms of building design, the proposed elevations provide architectural interest by breaking up the massing and height of the PBSA and BTR blocks with projecting wrap-around blocks at different levels on the buildings. The proposal also responds to existing datums within the local area. Generally, the proposal is considered to be well-designed and would add visual interest to the local streetscene.

Final specifications and samples of materials will be required for assessment prior to approval for use. This can be controlled through an appropriate condition.

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.

This guidance is intended to assist in directing tall buildings to appropriate locations of the city centre. In consideration of numerous factors including policy; transport; heritage; views; and topography, the draft guidance identifies the area in which the application site is located as being a positive theoretical area for a tall building.

Existing adopted 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.

As per the guidance, tall buildings should be located:

- (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;*
- (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;*
- (c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;*
- (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;*
- (e) In a manner that is not detrimental to local microclimate, public realm and local views;*
- (f) In areas which are financially viable for long term adaptability of alternative uses.*

In addition to the general Placemaking design principles outlined in SG1, Part 1, the design of tall buildings should take specific cognisance of:

- a) the urban morphology of their context, in terms of height, datums, urban grain, roofscapes, scale and massing;*
- b) the design of the building 'in the round' creating articulated elevations that respond to wider as well as local views. Generally avoiding large, blank or inactive gables;*
- c) how a building's design responds to and enhances the character of the skyline, as well as avoiding slab-like forms that over-dominate, and carefully designing and controlling any rooftop plant;*
- d) the creation of a lively, engaging and activated public realm, that specifically considers and mitigates a building's impacts in terms of wind, overshadowing, and servicing requirements at ground floor;*
- e) the townscape character of the specific street(s) that they are located on (especially in relation to datums, urban grain and massing);*
- f) creating an appropriately scaled 'base' in relation to the building's height;*
- g) the use of robust materials, carefully considered to ensure that the constraints of tall building construction are appropriate within the local context;*
- h) adaptability to future uses, particularly given the servicing and structural constraints of tall buildings;*
- i) issues of microclimate, with wind studies informing massing and design mitigation measures; and*
- j) the potential to offer something of additional and unique benefit to the city, such as rooftop access to the public (with a clearly defined public entrance), enhanced public realm as well as outstanding, and distinctive architectural character that imaginatively responds to its Glasgow context.*

Comment: Being a city centre location, the application site is within a highly sustainable area and has excellent public transport connections. The surrounding area is undergoing a range of development both within the Collegelands Masterplan Area and in other locations such as Gallowgate, Duke St and the former College Street Goods Yard site. The result is an increase in large buildings within the surrounding area. The site is located close to other large buildings within the locality which includes the three, 16 storey high, residential towers on the north side of Duke Street.

The site itself is not within any designated Conservation Areas, nor is it subject to a sensitive built heritage designation. It is acknowledged that the proposal will be visible from within surrounding Conservation Areas and some listed buildings.

The applicant has submitted a Heritage, Townscape and Visual Impact Assessment (HTVIA) which assesses the potential visual impact upon the local townscape and local heritage assets. The proposal (including height and design), site history, surroundings, urban context/character, topography are all considered within the HTVIA, to understand the impact that the development could have on strategic and local views. The assessment concludes that the proposal would have a positive effect on the surrounding townscape by re-densifying the area and providing a new key focal point at Barrack Street with a vista down the entirety of the wider Collegelands Masterplan. The proposed development would repair the townscape and reconnect the centre of Glasgow to the east end. The height of the new blocks would be appropriate with the surrounding townscape particularly those of the wider Collegelands Masterplan, the adjacent consented schemes on the other side of the railway and the historical Ladywell towers off Duke Street.

It is considered that the proposal has generally been designed to respond to the existing street context, particularly noting recent developments to the west of the site on Havannah Street and to the southeast of the site (Calton Village). The PBSA block and the BTR block are designed to reduce their respective massing. It is considered that the proposed height can be accommodated on the site. Furthermore, the proposal would generally be in keeping with architectural form within the masterplan area and would provide a positive contribution to the local built environment, including the public realm in and around the site.

Objections were received regarding the height, scale and form of the proposed PBSA and BTR blocks. These matters have been considered above.

AMENITY

NPF4 Policy 23 (Health & Safety) and SG1-Part 2 (Placemaking) generally seek to address matters relating to Air Quality, Noise and Community Safety.

Air Quality - An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely. 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).

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. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely. Development proposals that are likely to raise unacceptable noise issues will not be supported.

Community Safety – SG1 sets out an expectation that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". Development should contribute to a safe and secure environment, for example by providing surveillance for paths, streets and public spaces. Off road paths should be located centrally and be overlooked in order to promote public safety. 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 site is located adjacent to a low emissions zone and is located approximately 800m from the M8. Given the nature of the development which is generally a mixture of energy efficient residential development (car free BTR/PBSA), a small community facility and the provision of recreational parkland, the operational phase of the development would not result in a significant detrimental impact upon local air quality. As no buildings require demolition on-site, emissions during the construction phase would be limited to land preparation and general construction activity. The Council's Public Health Service were consulted and have raised no concerns relating to air emissions. An Air Impact Assessment was not required however, a Site Management Plan will be required through planning condition, to control any adverse construction impacts such as dust emissions during the construction phase.

A Noise Impact Assessment was submitted in support of this application. The assessment considers the impact of the existing noise environment, which includes noise from road traffic, railway traffic, fixed plant in the vicinity and the nearby substation. Noise from railway traffic and traffic on the adjacent roads

(Havannah St & Hunter St) are considered to be the main contributing factors to the overall noise environment. The assessment concludes that the use of standard double-glazing units will generally achieve the required internal noise level targets, resulting in "Neutral" levels of significance across the development. Two locations are identified where increased acoustic performance is required to mitigate against external roof plant noise sources - windows located on Level 10 of the east elevation of the PBSA building and windows on Level 9 of the west elevation of the BTR building. The assessment recommends enhanced acoustic glazing units for those locations to achieve suitable indoor ambient noise levels and the required day and night-time NR targets. The Council's Public Health Team were consulted and responded to confirm that they have no objection relating to noise (subject to a planning condition requiring enhanced glazing). A vibration study is however required for assessment, that requirement can be controlled through an appropriate planning condition.

Public/Community safety was a theme of discussions between the applicant, the Planning Service and the Council's City Design Team. The applicant has also engaged with Making Space for Girls during the design process to identify safety concerns relating to women's use of open space. It is noted that there have been concerns in this location due to previous issues relating to crime and anti-social behaviour. While the proposed buildings would provide significant levels of passive surveillance of most on-site open spaces, enhancements of the layout and design were required by the Council to improve natural surveillance of the community park. The landscaping of the park was made more visually permeable and the proposed southern elevation of the BTR block was revised to create active frontage at ground and 1st floor levels, thereby providing additional passive surveillance of the proposed stairs, to be located adjacent to Hunter Street. More generally, an increase in footfall and activity in this location will also deter anti-social behaviour and crime.

Several of the objections received related to public/community safety and a concern that overlooking would be detrimental to the enjoyment of the park. SG1 requires overlooking and passive surveillance of public spaces to deter crime and anti-social behaviour. It is considered that the proposal promotes a safe public environment through a number of different passive design features.

Outdoor Access

Guidance seeks to ensure that walking routes are:

- a) barrier free avoiding steps, pinch points, steep gradients*
- b) have generosity of space and able to accommodate buggies and wheelchairs as well as pedestrians*
- c) safe and benefit from passive surveillance with clear sight lines; and*
- d) well surfaced*

Comment: The public realm and active routes throughout the site generally meet the required criteria and make for a far more welcoming environment for new residents and other users of the network. Stairs are required to connect to Hunter Street due to the site levels, which are lower adjacent to the railway and rise steeply to the bridge on Hunter Street. Level connections are however provided through to Havannah St and significantly improve connectivity in this locality, by connecting to the path south of Havannah House.

PUBLIC REALM

Part 2, Section 6 '*Public Realm*' refers to all the parts of Glasgow that are widely available for all people to use and enjoy, without charge, twenty-four hours a day. This represents a substantial part of the City's natural and built environment and includes, but is not limited to, its town centres, streets, squares, paths, parks and other open spaces. A high quality public realm can offer significant benefits. It can help build a clear sense of place and identity; demonstrate a clear sign of civic pride and confidence; and increase footfall. In order to improve the quality of the public realm throughout the City, whilst strengthening Glasgow's unique character and sense of place, new public realm improvements will be expected to be designed with boldness, simplicity of style and elegance, whilst providing inclusive, healthy and safe places for citizens to enjoy.

In terms of layout and design, all proposals for public realm works should improve the provision, layout and comfort of spaces for pedestrian, and where appropriate, cycle flows, taking cognisance of the needs of people with a visual and/or mobility impairment, whilst retaining good accessibility for public transport and other essential vehicles. The layout and design should respond to cues found in the architecture, public realm and cultural history of the surrounding area.

Any improvement to the public realm must find a successful balance between promoting best practice in contemporary design and retaining a harmony with the City's historic environment. This should enable

high quality schemes where the design, materials and specification are appropriate to the specific context and location.

Comment: The proposal includes a community park, enhanced public realm along Havannah Street and an entrance plaza between the proposed PBSA and BTR blocks. Planting is proposed throughout the site to create an attractive space with seasonal interest, delineate spaces and provide structure and screening, mimic natural drainage systems, provide shelter and improved biodiversity. Hard landscaping, public seating and feature lighting would be provided at the entrance plaza and exercise equipment is proposed in the community park. Further details are required regarding the exercise equipment, seating and more generally finishes however, that could be controlled through an appropriate planning condition.

New or Replacement Community Facilities

New community facilities or extensions to existing facilities, which meet the current and future needs of the local community, will be supported provided:

- a) they are easily accessible by active and sustainable transport modes;*
- b) there is a local need; and*
- c) the land and/or building has the capacity and flexibility to accommodate more than one use or activity; and*
- d) the proposal is in line with the key placemaking principles and does not have an adverse impact on townscape character, ecological interests or residential amenity.*

Comment: The Dream Park community facility would be located within a high accessibility zone and is therefore served well by local public transport. The facility is required by Dream Machine Productions who are actively seeking to secure the use of the facility. The facility would be flexible to a range of events and would contain a community garden. As previously set out elsewhere in this report, the building would not have an adverse impact on townscape character or ecological interests. Residential amenity will be protected through appropriate planning conditions controlling the use of the outdoor space.

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 build to rent homes and homes for people undertaking further and higher education.

Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;
- ii. providing or enhancing local infrastructure, facilities and services; and
- iii. improving the residential amenity of the surrounding area.

Comment: The proposal will provide a mix of private, built-to-rent flats and student accommodation, which aligns with this policy. At present, the City Development Plan has established a position that affordable housing should be met through the Councils Strategic Housing Investment Programme and at this time, it is not appropriate for the Council to apply the 25% affordable housing provision noted in Policy 16. The Council is currently considering how Policy 16(e) may be applied in future.

In line with the Council's ambitions to grow the population within the City Centre, the proposal will deliver on this aim by providing a high-density, PBSA and BTR development within a sustainable city centre location. The proposed development also seeks to diversify the available housing supply within the city centre. All flats and student accommodation will have access to a range of internal and external amenity spaces.

In terms of meeting local housing requirements, the provision of 147 BTR flats is welcomed and will add to other new residential developments within the wider area. In terms of need, the PBSA is considered in detail under CDP10/SG10.

It is noted that several of the objections received related to the provision of affordable housing. As set out above, affordable housing is currently met through the Council's Strategic Housing investment programme. In terms of objections relating to tenure/build to buy provision, the applicant has submitted BTR for assessment and BTR is accords with the requirements of NPF4 Policy 16. The proposal also

forms part of a much broader range of residential development within the Calton and Merchant City areas.

The proposal constitutes a high-quality strategic development, which will deliver the final phase of the Collegelands masterplan. The development will provide street-level activation along its frontage. The proposal also includes high-quality courtyards and a publicly accessible 2.5 acre community park, providing a flexible and vibrant public space for the general public.

PURPOSE BUILT STUDENT ACCOMMODATION

- **Policy CDP 10 Meeting Housing Needs and SG10 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 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.

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.

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.

The Council has identified two areas of the city where the volume of purpose-built student accommodation has reached such a level that further development of purpose-built student accommodation would likely undermine residential amenity in these areas. The two areas are South Partick/Yorkhill and Townhead/Cowcaddens.

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: The site is located within approximately five minutes' walk of the University of Strathclyde and 20 minutes' walk of the City of Glasgow College. Being located within the city centre, the site benefits from good access to a range of services, amenities and transport links.

A Student Need Assessment was submitted with this application. The analysis identifies a mix of uses within the 400m zone of analysis – including residential, office uses, hotel, shops, food and drink uses, higher education establishments and medical facilities.

Three halls of residence are identified as offering student accommodation within the 400m zone of analysis:

- Prestige Student Living, Havannah House – 458 bedspaces.
- Student Roost, Merchant Studios - 262 bedspaces.
- Fresh Student Living, Collegelands – 588 bedspaces.

Together, the three PBSA buildings provide a total of 1,308 bedspaces.

The surrounding area contains a broad range of uses. Areas of residential properties are located throughout the surrounding 400m zone with the closest and largest concentrations of homes being located to the north, northeast and to the southeast (Calton Village) of the site. The Meatmarket site is also located on the eastern threshold of the analysis zone and residential properties are located to the south of the Gallowgate. Residential properties within the area are generally high-density, with some medium density tenement flats and lower densities to the south of the Gallowgate. In addition to the existing homes, the proposal would also erect a new BTR block containing 147 flats within the site, immediately to the east of the PBSA Block. The analysis states that the residential population contains a high proportion of working-age and student residents.

As of 2021, there were approximately 4,076 people living within 400m of the application site (Census, 2021). There are currently 1,308 student bedspaces within the 400 metres of the application site which equates to around 32.1% of the population. The proposal would create an additional 591 PBSA bedspaces, increasing local provision to 1,899. Based on the 2021 census population data, the student population figure would therefore increase to 46.6% with the addition of the proposed PBSA development. That would however fall to 44.4% when the proposed built to rent element of the proposal is accounted for.

It should be noted that the population figure of 4,076 relates to data sourced in 2021 and therefore, that data does not account for any developments not yet implemented at that time. In order to be proportionate, it is reasonable to include other mainstream residential schemes constructed since 2021 or currently under construction in the assessment in order to provide a more accurate future picture of overall population.

The Calton Village development on the Gallowgate, is nearing completion and will provide a total of 254 new residential units. Once fully completed, the Calton Village development will provide 138 two-bedroom flats, 83 one-bedroom flats, 8 four-bedroom houses and 25 three-bedroom houses. Assuming one occupant per bedroom, the Calton Village development would increase the local residential population by 466. The proposed BTR block would also provide a total of 198 bedrooms. The proposed BTR block and the Calton Village development, represents a population increase of 664, reducing the student population percentage within 400m of the site to 40%.

The 400m zone also covers part of the completed high-density residential development on Duke Street/Bellgrove Street, which has created a total of 425 bedrooms. As only a part of that residential development is within the 400m zone, it has not been calculated but given that it is a high-density development, it would reduce the student population percentage further.

It is noted that substantial provision of residential properties and PBSA were approved at the College Street Goods Yard site in 2022. That site has been excluded from the calculations as the railway flanks that site to the north, south and east, effectively forming an impenetrable barrier to movement between the locality surrounding the application site and the College Street Goods Yard site (within the 400m zone of analysis). Access would therefore require leaving the 400m analysis zone then re-entering the zone on the other side of the railway. Given that the goods yard site is effectively cut off from the application site (and its surrounds) within the 400m zone of analysis, it would not be reasonable to consider that development as part of this assessment.

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.

In terms of the ability of the area to absorb the proposed PBSA block, the local area is generally mixed use and is currently experiencing significant levels of residential development as the locality goes through a process of regeneration. The provision of further housing provision within the locality through the Calton Village and Meat Market developments, will increase the local population surrounding the Collegelands masterplan site. Being a city centre site, the proposal would have good access to shops, services, healthcare, leisure and community facilities. Furthermore, in terms of integration with the local community, the proposal as a whole includes a new 2.5 acre publicly accessible park with BTR flats and a new community facility, which will provide amenity enhancements for the use of all local residents. It is also noted that the site is not located within a designated area of student over-concentration. Given the above, it is considered that the PBSA block could be absorbed within the area without resulting in a significant detrimental impact upon local character and amenity.

Given the above, it is considered that the proposal will not result in an over-population of students within the area.

More broadly, SG10 supports PBSA developments where they provide an opportunity to support regeneration particularly in any of the Strategic Development Framework areas where they are located near good public transport networks with good connectivity to university and college facilities. The site is located within the Inner East Strategic Development Framework area, is located near educational establishments and is well served by the local transport network. The proposed PBSA development therefore aligns with this requirement of SG10. Furthermore, the proposal supports the implementation of the Collegelands masterplan through the redevelopment of a brownfield site within the masterplan area.

PBSA 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. Those considerations have been assessed under SG1 above.

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: The proposal is located within a defined area of change (Inner East Strategic Development Framework) and will provide a mix of accommodation. Enhanced public realm will be provided within the site and linking to the surrounding area, the provision of the 2.5 acre publicly accessible community park will significantly add to high-quality open space provision within the local area. It is noted that the ground floor of the PBSA would not have designated public use however, on balance, this is considered acceptable given the provision of the 2.5-acre park, which will provide significant levels public amenity for the local community and will help to integrate the development into the surrounding area. Furthermore, given the PBSA's location, it would be unreasonable to burden a developer with a commercial use that may not be viable. More broadly, the development would support the long-term regeneration of the area.

A statement has been provided which demonstrates a whole life approach has been taken to the design of the PBSA building. Flexible floorplates and building design ensure there is scope and flexibility for adaptation to alternative future uses if required.

Density and Built form are considered under the assessment of CDP1/SG1 and CDP9/SG9.

PBSA Mixed Tenure Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over specified thresholds will be required to deliver a proportion of mainstream residential accommodation. SG10 requires proposed student accommodation over 0.3ha in area to provide a minimum of 40% mainstream residential floor space within the development.

Comment: 38% of the proposed development would be mainstream residential floor space. The proposal therefore does not fully meet this requirement however, noting the substantial provision of parkland and the provision of a new community facility, this is considered to be acceptable.

PBSA 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 SG6 Green Belt and Green Network, will be applied to student accommodation developments.

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 proposed PBSA building will provide mix of 591 studio and cluster rooms ranging in size from 18 sqm – 26 sqm and will include a number of accessible rooms. Of the 591 rooms, 260 are

studio rooms (44% provision) and the remaining 331 are cluster accommodation rooms (56% provision) of varying sizes.

Amenity Space Calculations			
Room Type	No. of Rooms	SG10 Amenity Space Requirements (sqm per bedspace)	Amenity Space Requirement (sqm)
Studio	260	5	1,300
Cluster	331	4	1,324
Total Amenity Space Requirement (sqm)			2,624

As set out above, the proposed PBSA building would have an amenity space requirement of 2,624sqm.

The PBSA development would provide a range of internal amenity spaces totalling 696sqm. The proposed internal amenity spaces include communal social spaces & games room, a resident's gymnasium, a cinema room and quiet study spaces all of which would be managed by the on-site staff. Externally, the development would provide a total of 1196sqm of amenity space. External amenity space would be provided through a south facing courtyard, areas of private garden space and garden roof terraces on levels 8 and 9.

The PBSA development would therefore create a total of 1,892 sqm of amenity space (696sqm internal and 1196sqm external). The requirement for the remaining 732 sqm of PBSA amenity space is considered to be met through the provision of the 2.5 acre community park.

The development would also incorporate essential communal facilities such as laundry facilities and cycle parking.

PBSA 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: All 591 PBSA rooms will range in size from 18sqm – 26sqm. The proposed development is therefore in accordance with the minimum size of room as required by the guidance.

PBSA 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 Management and Security Strategy has been provided. This includes information relating to general operations and maintenance, managing the conduct of occupants, security arrangements, waste management, procedures for residents moving in and out of the building, ensuring the well-being of residents and confirms that the occupier will be accredited by a relevant body.

The Management and Security Strategy does not provide details of how the PBSA will maintain a 24/hour staffing element. That can however be controlled through an appropriate planning condition.

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: An analysis of the student housing market in Glasgow was conducted by Icen Projects on behalf of the applicant. The analysis contains a significant volume of information including information about academic institutions, prospective occupiers, specific household requirements, student numbers, existing PBSA provision, known future PBSA provision and analyses how the supply of PBSA relates to current and future demand for PBSA in Glasgow.

The analysis sets out that there are three main universities located within the city: the University of Glasgow, Glasgow Caledonian University and the University of Strathclyde. In addition, there are two smaller institutions in the Glasgow School of Art and the Royal Conservatoire of Scotland (formerly The Royal Scottish Academy of Music and Drama).

The analysis was published in September 2024 and is based on data sourced from the 2022/23 academic year. Some of the key points can be summarised as:

- Higher education institutions in the city had a total of 90,035 students enrolled during the 2022/23 academic year.
- 19,293 PBSA specialist student accommodation bed spaces across Glasgow.
- Current and future supply would increase PBSA provision to 24,169 bed spaces.
- The analysis concludes that 24,808 PBSA bedspaces are required to meet demand.
- That leaves a shortfall of 647 PBSA spaces in Glasgow.

It concludes that there are current and expected future pressures on the supply of specialist student accommodation in the City, with demand significantly outweighing supply.

It is noted that information relating to institutional funding or an educational establishment's support for the proposal has not been provided however, it is considered that the Statement of Need sufficiently demonstrates the need for PBSA and is therefore generally in accordance with the intentions of CDP10 and SG 10.

NETWORK OF CENTRES

- **NPF4: Policy 27 (City, Town, Local and Commercial Centres)**
- **CDP4/SG4: Network of Centres**

These policies encourage 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. They aim 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.

Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces will require a town centre first assessment to demonstrate they are suitability located.

Comment: The application site is located within the city centre, as designated within the City Development Plan. The development will increase the population within the locality and increase activity on the fringe of the city centre.

The proposal is in accordance with NPF4 Policy 27, Policy CDP4 and SG4.

NATURE & BIODIVERSITY

- **NPF4: Policy 1 (Tackling the Climate and Nature Crises)**
- **NPF4: Policy 3 (Biodiversity)**
- **NPF4: Policy 6 (Forestry, Woodland and Trees)**
- **CDP7 & SG7: Natural Environment**

NPF4 - 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.

NPF4 Policy 3 Biodiversity & CDP Policy CDP7 Natural Environment (Inc SG7) are overlapping policies which intend to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks through new development. These policies broadly aim to 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.

Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. 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.

Major developments, and development that requires an Environmental Impact Assessment, will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. 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.

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

Comment: The application site is not subject to any specific environmental designation within SG7 however, as set out in the policies above, the Development Plan takes a broad approach to conserving and enhancing nature.

The submitted Preliminary Ecological Assessment (PEA) summarises the existing ecology on-site and the proposed biodiversity enhancements. The proposal seeks to re-establish the habitat network provided by the adjacent railway corridor, through the creation of the community park comprised of a meadow landscape with open amenity spaces, orchard trees and fruiting hedges. The PEA states the

proposal will provide a high-quality green network through the site, connecting the existing trees lines along the railway to the east and west of the site.

The PEA sets out that the areas of neutral grassland and tall ruderal will likely be lost as a result of development and should be replaced, the remaining habitat is of low biodiversity value. Wildflower-rich meadow grassland would be created as part of the proposed development and, in line with the Glasgow LBAP delivery plan, the meadow mix would be native scotia seed mix. Areas of grassland that are to be cut less often would be allowed to develop tall ruderals such as ragwort, thistles and common nettle along with patches of scrub such as bramble and blackthorn. The proposal also includes areas of wet meadow, which would be seeded with scotia wet meadow seed mix.

The PEA recommends that plants listed on the Royal Horticultural Society (RHS) Pollinator List (Royal Horticultural Society, 2024) should be incorporated into the landscape design to mitigate against the loss of butterfly bush on-site, which currently serves as a source nourishment for local fauna. In addition to the proposed meadows, the Dream Park would be planted with species listed on the RHS Pollinator List so that the desired landscape effect can be created whilst also creating a habitat for pollinators and extending the flowering season of the site.

Other site constraints led to recommendations that the proposal should incorporate sensitive external lighting to reduce any potential impact upon species using the area at night and vegetation removal is carried out outwith the main bird nesting season (March to August). If that is not possible, a nesting birds check should be carried out by a suitably qualified ecologist prior to works commencing.

The Landscape and Biodiversity Management Plan confirms that that nest boxes would be included within the development for wildlife, which would include swifts and house sparrows. The proposal would also include other homes for wildlife such as insect hotels and, log and leaf piles.

The proposal has been designed to mitigate against the loss of grassland habitat on-site and to include a number of biodiversity enhancement measures such as an increased range of planting of primary nectar and pollen producing species. The inclusion of nest boxes and the introduction of planting to attract insects and install features to offer cover and provide breeding opportunities will further enhance biodiversity across the site. A BREEAM ecological value assessment was provided by the applicant and states that the development has the potential to offer a 191% net gain to the ecological value of the site, which represents a significant enhancement to biodiversity on-site.

The application includes management arrangements for the long-term retention and monitoring of open space and biodiversity enhancements. The provision of a large area of high quality, well-maintained greenspace located adjacent to the railway corridor would enhance the local nature network and is considered to be of a design that seeks to address the global climate and nature crisis. Furthermore, the provision of a well-designed and publicly accessible park would be beneficial to the local community.

It is noted that a large area of the site was recently cleared of vegetation. This was undertaken after the PEA and the Landscape and Biodiversity Management Plan were published. Those works were undertaken by the developer following discussions with Police Scotland, as part of activity aimed at clearing the site and reducing anti-social behaviour within the locality. Those works did not require planning permission. The proposed scheme of landscaping that has been submitted as part of this application and the associated Landscaping and Biodiversity Management Plan would ensure that a well-designed, high quality and publicly accessible park would be provided and appropriately managed over the longer term.

The Council's Biodiversity Team were consulted on this development proposal and have not objected. The Biodiversity Team are satisfied that, if the recommendations in the PEA are followed and the Landscape and Biodiversity Management Plan are fully implemented, positive effects for biodiversity would be achieved.

NPF4 Policy 6 (Forestry, woodland and trees) sets out that adverse impacts on native trees of high biodiversity value would not be supported. It is proposed that 14 landscaping trees located adjacent to the active travel route are removed, to improve visual permeability within the community park and promote public safety. Compensatory tree planting in excess of those removed is proposed through the proposed landscaping scheme and as set out above, the proposed landscaping scheme would result in a significant biodiversity net gain. The proposal would positively impact upon tree provision on-site.

Objections were received relating to loss of biodiversity. Biodiversity has been considered above.

Given the above, it is considered that the proposal is in accordance with NPF4 Policy 1, NPF4 Policy 3, NPF4 Policy 6, CDP7 and SG7. Appropriate planning conditions have been suggested to ensure biodiversity gains are implemented.

HISTORIC ENVIRONMENT

- **NPF4: Policy 7 (Historic Assets and Places)**
- **CDP9 & SG9: Historic Environment**

These policies generally aim to protect, enhance and manage Glasgow's historic assets and places, and to enable positive change as a catalyst for the regeneration of places. 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.

Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

SG9 states that where a Listed Building forms an important visual element in a street, any development within that street should be considered as being in the setting of the building. The desirability of preserving and enhancing the setting of existing Listed Buildings and the character of the Conservation Area will always be primary considerations when considering new development.

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.

Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.

The Council is unlikely to support development that would have a negative impact on the historic environment.

Comment: The application site does not contain any listed buildings and is not located within a conservation area. Additionally, the West of Scotland Archaeological Service (WOSAS) were consulted and have advised that the potential for the proposal to encounter significant in situ features, deposits, or artefacts on-site does not appear to be high enough to warrant a programme of archaeological work.

Heritage assets are located within the wider area, these include the Necropolis Garden and Designed Landscape (240m from PBSA/BTR), Central Conservation Area (322m from PBSA/BTR), and the Dennistoun Conservation Area (494m from BTR). Several listed buildings are also located nearby, this includes buildings on Hunter Street and Duke Street.

A Heritage, Townscape and Visual Impact Assessment (HTVIA) was submitted with this application and provides an analysis of the impact on both the local townscape and specific heritage assets. The document identifies historical assets and places within 500m of the application site based on an understanding of their cultural significance. A scoping and filtering exercise then identifies heritage assets that should be assessed in full by the HTVIA. Zones of theoretical visibility within 500m of the site are then calculated, to establish where the proposal would be visible from within the locality. The assessment then identifies which heritage assets are within the zone of visibility. The identified heritage assets are then filtered to remove those with an obstructed view of the proposal and those that are sufficiently far away to negate any potential impact. Following that process the following heritage assets were identified for further assessment:

- The Glasgow Central Conservation Area
- The Necropolis Garden and Designed Landscape
- Wellpark Occupational Centre, Sydney Street (Category B)
- 202-210 Hunter Street (Category B)
- 116-120A Duke Street & 214 Hunter Street (Category C)
- The former Great Eastern Hotel, Duke Street (Category B)
- St Mungo RC School, Duke Street (Category A)

It concludes that the proposed development would result in no departure from the special setting that contributes to the significance of each of the listed buildings and non-designated heritage assets. It was found that there would be no impact on the character and appearance of the Glasgow Conservation Area or its setting. Nor would the proposal affect the cultural significance, character or setting of the Necropolis. The overall impact on the surrounding townscape was assessed to be positive. Furthermore, it concludes that the buildings are of good design and would enhance the gap site, repairing the street front and reconnecting the city centre with the east.

The applicant has submitted a HTVIA which methodically assesses the proposals impact upon local heritage assets and places, as required by heritage policies. Having assessed the information provided and following further assessment of the impact of the proposal on local designated heritage assets, it is considered that the proposal would not result in a significant detrimental impact upon local historic assets or places.

The closest listed buildings are 202-210 Hunter St (Category B), 116-120A Duke St & 214 Hunter St (Category C) and the Great Eastern Hotel on Duke St (Category B). As set out in the HTVIA, in each instance, the essential setting of these buildings is generally considered to be defined by the interrelationship between the principal façade of each property and the immediate street frontage onto which it faces.

SG9 states that where a Listed Building forms an important visual element in a street, any development within that street should be considered as being in the setting of the building. This is relevant in relation to 202-210 Hunter St (Category B), given that the Dream Park development and the BTR block are sited adjacent to Hunter St. Noting the location of the listed building (which is set back from the junction of Duke Street and Hunter Street), its narrow width, and its position within in the middle of a tenemental block, although of significant heritage value, the building isn't a highly prominent feature within the streetscene and therefore it does not form an important visual element in the street as defined in SG9.

The proposal is considered to be in accordance with NPF4 Policy 7 and City Development Plan Policy CDP9 (and SG9)

WASTE (CONSTRUCTION & OPERATIONAL)

- **NPF4: Policy 12 (Zero Waste)**
- **CDP1 & SG1 (Placemaking)**

NPF4 Policy 12 (Zero Waste) aims to ensure that development is consistent with the waste hierarchy.

- a) Development proposals will 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.
- c) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:
 - i. provision to maximise waste reduction and waste separation at source, and
 - ii. measures to minimise the crosscontamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

SG1 states 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 to ensure no adverse visual impact or cause traffic/noise nuisance to neighbours.

Comment: The applicant has provided a Planning Statement which sets out that the proposed development will use local, sustainably sourced materials during construction where possible and will observe the waste hierarchy and will accord with its principles.

The proposed development would not result in the demolition of any buildings, which would reduce waste generated by the site clearing process. In terms of earthworks and landform, the proposal seeks to alter levels on-site. Existing site material will be capped with imported subsoil and topsoil, once bulk cut and fill landforming has been completed. The area of the proposed park will accommodate excavated material. This approach will reuse excavated soil on-site and therefore reduce waste associated with the development. Furthermore, this approach assists in contributing towards a lifecycle strategy for the development which will follow the principles of a circular economy and reduce embodied carbon emissions.

More generally, in terms of operational waste from the finished development, the proposed buildings will accommodate refuse and recycling provision in dedicated storage arrangements within the building at ground floor level of both the PBSA block and the BTR block. Access will be achieved via Hunter Street and Havannah Street. The applicant has stated that general household waste and recycling will be generated on a normal domestic scale and that will be managed through separated waste and recycling bins, to encourage separation and minimise cross contamination.

No details of the Dream Park's waste provision was submitted. That can however be controlled through an appropriate planning condition.

The Council's Waste and Operations Team were consulted and have responded to confirm that they do not object to the proposal.

In terms of waste, it is considered that (subject to condition) the proposal is in accordance with NPF4 Policy 12, CDP1 and SG1.

SUSTAINABLE SPATIAL STRATEGY

- **NPF4: Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings)**
- **CDP2 & SG2: Sustainable Spatial Strategy**

These policies generally aim to influence the location and form of development to create a 'compact city'. They seek to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land, reducing the need for greenfield development.

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 (including derelict and vacant land) in preference to greenfield sites, and prioritises the remediation of those sites. Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

The policies will 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.

CDP2 & SG2 also support new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the Inner East Strategic Development Framework (SDF). The SDF sets out themes of which envisage the Inner East area as a vibrant place supporting a range of heritage assets, facilities and services. The area will have enhanced connectivity and an integrated network of well-connected, good quality open spaces and landscaping. A key part of the SDF involves bringing vacant, underused and derelict land back into productive use.

Comment: The proposal relates to a largely vacant brownfield site, with the exception being the Network Rail compound on the south part of the site. The proposed mixed-use development with associated 2.5 acre community park would reuse an area of brownfield land located within close proximity to Glasgow City Centre, thereby repairing the urban fabric, promoting a compact urban form and reducing demand for greenfield development.

The proposal broadly aligns with the Inner East SDF as it would help to attract and retain investment within the area, represents sustainable development, increases the population within the area and supports the local economy through increased investment and spending within the locality. Given the nature of the development, the proposal would assist in delivering activity to the area outwith standard office hours, contributing to the development of a vibrant accessible neighbourhood. It is considered that the proposal meets the aspirations of the Inner East SDF.

In terms of land contamination and remediation considerations, a Geo-Environmental Desk Study was submitted by the applicant and the Council's Geotechnical and Land Remediation Team were consulted. Following discussions with the Council's Geotechnical and Land Remediation Team, further information is required. It has however been confirmed that the submission of the required information can be controlled through appropriate planning conditions.

The Coal Authority was consulted on this application and have confirmed that the site is located within a low-risk area. They have not objected subject to advisory notes.

It is considered that the proposal is in accordance with NPF4 Policy 9, CDP2 and SG2.

CLIMATE MITIGATION, RESOURCE MANAGEMENT, HEATING & COOLING

- **NPF4: Policy 2 Climate Mitigation and Adaptation,**
- **NPF4: Policy 19 (Heating and Cooling)**
- **CDP5 & SG5 (Resource Management)**

NPF4 Policy 2 generally aims to encourage, promote and facilitate development that minimises greenhouse gas emissions and adapts to the current and future impacts of climate change. Policy CDP5 & SG5 aim to ensure that Glasgow promotes energy efficient design and the use of low and zero carbon generating technologies in new development. It states that;

All buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7: Sustainability.

As a minimum, the specified level of sustainability for a dwelling or non-domestic property, at the planning application submission date (2018 onwards) should be Gold – where the building complies with the Gold level in each of the 8 aspects in the handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

SG5 offers guidance on low and zero carbon generating technologies (LZCGT) and on the preparation of a Statement on Energy. A Statement on Energy will be required to support all applications to which this policy applies and shall include:

- *LZCGT feasibility report (including a summary of LZCGTs considered and a justification for the chosen technologies, including a consideration of design and visual impact);*
- *A SAP/SBEM calculation output showing a compliant DER/BER with LZCGT included;*
- *A SAP/SBEM calculation output indicating the DER/BER with the renewables removed allowing the percentage reduction due to renewables to be calculated;*
- *An explanation of key energy efficient design measures implemented, including materials;*
- *Reductions of CO2 emissions through the use of renewable energy technologies;*
- *Details of the viability of the installation of new, or connection to existing, District Heating networks as set out in Section 5 of this guidance; and*
- *Where developments are unable to meet low and zero carbon targets, a clear explanation of the technical and practical constraints of the development. Economic factors alone are unlikely to be accepted as a constraint to the inclusion of low and zero carbon generating technologies in new development.*

NPF4 Policy 19 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 within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network. Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.

Comment: The proposed PBSA and BTR blocks will maximise passive gains available through the orientation, siting and design of the buildings. A 'fabric first' approach to building design will be pursued, which involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

Space heating and hot water demand within the PBSA block and the BTR block will be provided via air source heat pump plant located on the roof of each building. Energy efficiency will be improved and carbon emissions will be minimised through design features including improved fabric performance to reduce heat demand, natural ventilation, efficient mechanical ventilation with heat recovery, efficient equipment, energy monitoring, efficient lighting, rooftop solar panels and adaptable design to include a future connection to a heat network. An Energy Statement has been provided demonstrating and that

greenhouse gases will be minimised. A Gold level of sustainability is proposed, which meets the requirements of SG5.

The Energy Statement 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.

As required by NPF4 Policy 19 (Heating and Cooling), local heat networks were a consideration however, the proposal is not located within, or adjacent to a designated Heat Network Zone. Furthermore, there are no published plans for a heat network in this location. The Energy Statement states that the buildings will be of an adaptable design to include a future connection to a heat network, which will allow a connection in the future, should that become available.

The proposal is in accordance with NPF4 Policies 2 & 19 and (subject to condition) CDP5 & SG5.

BLUE & GREEN INFRASTRUCTURE

- **NPF4: Policy 20 (Blue and Green Infrastructure)**
- **CDP6 & SG6: Green Belt and Green Network**

NPF4 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.

Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

CDP6 & SG6 (Green Belt & Green Network) aims to ensure the development and enhancement of Glasgow's Green Network by protecting and extending the Green Network and linking habitat networks. It seeks to provide for the delivery of multifunctional open space to support new development and supports development proposals that safeguard and enhance the Green Network and Green Belt.

In designing new development, cognisance should be taken of the need to:

- *Provide a setting and an enhanced sense of place for urban environments;*
- *Provide public open spaces and on-site green infrastructure/amenity space;*
- *Protect and enhance landscape setting, geodiversity and nature conservation interests, including wider biodiversity and ecosystem services;*
- *Incorporate sustainable drainage solutions; and*
- *Deliver opportunities for movement on foot and by bike, both within a site and to destinations outwith it.*

The Council expects that development proposals will not have an adverse effect on the Green Network, including fragmentation. New development should, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SUDS solutions) as an integral part of their design. Otherwise, new development should contribute to the delivery of green infrastructure off-site where appropriate.

There is a strong presumption in favour of the retention of various categories of open space, including amenity space. However, there may be some circumstances in which the Council will permit development on open space, including where:

- a) The open space has little open space value when considered against open space values within IPG3. In such circumstances, the Council will expect a contribution towards mitigating the loss of this open space;*
- b) The proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or*
- c) The proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost. The replacement space should be in an acceptable location which would better serve local needs; or*

- d) It is to be developed in accordance with an approved masterplan that provides for a redistribution of open space to be delivered in line with IPG6 and that provides equivalent or enhanced functionality.*

Comment: The site is currently brownfield land with large areas of hardstanding and spoil from neighbouring developments. Along the southern part of the site, vegetation was recently cleared to reduce antisocial social activity in that location and to reduce crime. The site currently makes minimal contribution to the wider green network.

A 2.5 acre community park is proposed, running from the eastern boundary of the site to the western boundary. The scheme of landscaping incorporates mixed species planting to enhance landscape setting, geodiversity and nature conservation interests, including wider biodiversity and ecosystem services. Given the site's close proximity to the railway line, the park would effectively connect to the railway corridor, contributing to and enhancing the local green network. The location therefore helps to integrate the park into the railway corridor.

The applicant has submitted a Landscaping Safety Strategy, which sets out a range of safety considerations. The document confirms that the applicant engaged with Making Space for Girls during the design process to identify safety considerations, which have underpinned the design of the proposed open spaces within the development.

The proposal would therefore result in the creation of higher quality, new open space to replace that being lost. The replacement is considered to be in an acceptable location and would better serve local needs through the provision of high-quality and well-maintained open space within the urban area. Furthermore, the open space will be developed in accordance with an approved masterplan.

It is considered that the proposed open space on-site is of an appropriate type, quantity, quality and accessibility. Opportunities for movement on foot and by bike, both within the site and to the wider area would be delivered.

Details of management and maintenance of the community park have been provided within the Planning Statement. It confirms that the park will be delivered alongside the proposed development and that a factoring fee would cover park maintenance. An appropriate planning condition can ensure that a scheme of factoring is implemented to ensure the continued maintenance of the proposed park.

Several objections were received relating to women's safety/feminist planning and the design of the park. As set out above, the applicant engaged with Making Space for Girls on matters relating to women's safety during the design process and integrated the feedback into the design of the open space on-site. Objections were also received relating to the location of the park, as set out above the location of the park improves integration with the surrounding green network.

It is considered that the development represents an enhanced urban environment with an appropriate level of on-site amenity space and therefore, the development is considered to generally enhance green infrastructure within the locality. There would be no adverse impact upon blue infrastructure. The proposal is generally in accordance with NPF4 Policy 20, CDP6 and SG6.

WATER MANAGEMENT

- **NPF 4 Policy 22 (Flood Risk and Water Management)**
- **CDP8 & SG8: Water Environment**

These policies generally aim 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 and seek to minimise the area of impermeable surface. 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.

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.

Comment: The application included a Flood Risk Assessment, Drainage Impact Assessment and a Drainage Strategy. Discussion and negotiation with the Councils' Flood Risk Management Team led to this information being updated and additional information being provided to satisfy their specific requirements. The applicant has also provided up to date Professional Indemnity Insurance details for the FRA Engineer and Checker for the proposed works, in accordance with policy requirements.

The Council's Flood Risk Management Team have confirmed that they do not object to the proposal subject to appropriate planning conditions controlling the design and operation of the SUDS and requiring confirmation that the existing masterplan surface water drainage infrastructure has been inspected and is operational.

It is considered that (subject to appropriate planning conditions) the proposal is in accordance with NPF4 Policy 22, CDP8 and SG8.

ECONOMIC DEVELOPMENT

- **NPF4: Policy 25 (Community Wealth Building)**
- **CDP3: Economic Development**

NPF4 Policy 25 Community Wealth Building aims to deliver a strategic approach to economic development that also delivers a practical model for building a wellbeing economy at local, regional and national levels. 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.

Policy CDP3 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). The policy promotes integrating other compatible, employment supporting land uses to Economic Development Areas.

Policy CDP 3 identifies the importance of the higher and further education sector and the importance of expanding the sector's role as a major employer within the City by attracting more students from outwith Scotland. Supporting the expansion ambitions of the city's universities is of critical importance since they produce the skilled workforce upon which the City's economic success is based.

The Inner East Strategic Development Framework sets out a vision in which the Inner East will be a vibrant place, a key asset to the City's economy and will be a repopulated and engaged urban area able to support a diversity of facilities and services. Key themes include redevelopment of vacant sites within and adjacent to Town Centres, increasing density around Town Centres, improving the quality of the urban environment to improve attractiveness (to residents, businesses and visitors), ensuring a greater blend of development uses at neighbourhood level and protecting and enhancing local historic assets.

Comment: The site is located within the City Centre Strategic Economic Investment Location (SEIL). While the proposal does not form part of a GEL key growth sector (as defined in CDP3), the proposed development meets the aims of this policy in terms of supporting the growth of higher and further education institutions within Glasgow and strengthening the city's economy. The redevelopment of a brownfield site will bring land back into productive use and will increase the local residential population with an associated increase in economic activity in the area. This would include initial job creation through the construction phases and then during the occupation of the PBSA and the BTR buildings, as operational jobs are created and residential activity benefits the local economy.

A Socio-Economic Benefits Infographic was provided with this application, which sets out the economic benefits of the proposed development. The proposal will:

- Support 983 direct construction jobs over build period.
- Support 332 indirect employment jobs throughout the build period.
- Generate a total of £125m in GVA per annum (direct and indirect).
- The operational phase will provide approx. 13 direct and 13 indirect jobs on site.

- The new student and resident population will contribute to the city's economy by increasing footfall and local spending of approx. £6m per year, and a total of £1.5m GVA per annum (direct and indirect).
- The development could generate approx. £430k on workplace salaries per year.
- Furthermore, there will be wider social and economic benefits including helping to meet the demand for PBSA and rental housing within the City Centre, provision of a new community lounge and arts hub, utilising vacant brownfield land for optimal use, and delivery of new amenity spaces and public realm improvements on Havannah Street and Hunter Street.

The proposal will deliver an active use on the site and therefore will bring residents, activity and increased footfall into the area whilst delivering investment and employment opportunity to the local community. It is considered that the proposal is in accordance with NPF4 Policy 25 and Policy CDP3.

SUSTAINABLE TRANSPORT

- **NPF4: Policy 13 (Sustainable Transport)**
- **CDP11 & SG11: Sustainable Transport**

These policies generally encourage, promote and facilitate 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.*

Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.

SG11 sets out that student accommodation located within areas of "high accessibility" have a basic minimum parking requirement of 1 space per 20 students and staff (this standard can be reduced in CPZs). New build BTR developments have a basic minimum parking requirement of 1 allocated (unallocated if on-street) space per dwelling unit for residents and an additional 0.25 unallocated spaces per dwelling unit for visitors (this standard can be reduced in areas of high accessibility).

NPF4 sets out that development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

With regard to cycle parking, there is a minimum requirement of 1 space per 2 staff and residents for Block A (PBSA building) and 1 space per unit for Block B (BTR) with an additional 0.25 spaces per unit required for visitors to the BTR block. Cycle parking should always be safe, sheltered and secure.

Comment: The proposal is located within a high accessibility area of the city for walking, wheeling and cycling, and is located within close proximity to the city centre. The site is also well served by sustainable transport modes which include bus routes on Duke St, High St and Gallowgate and High Street Train Station. Being in a central location within the city, the proposed development would be car-free and would not provide vehicular parking spaces, thereby encouraging the use of sustainable travel modes. The applicant has also confirmed that the proposal would be compliant with the relevant SBSA technical guidelines that ensures accessibility for disabled people within the development.

The proposal includes a total of 526 cycle parking spaces, which can be categorised as:

Type	BTR	PBSA
------	-----	------

Internal spaces	178	270
Covered external spaces	32	32
Sheffield stands (visitor)	8	6
Total	218	308

It is considered that the development provides an appropriate level of safe, secure cycle parking to meet the needs of occupants and staff.

Given the location of the proposal which is defined as an area of high accessibility, no parking is required for the PBSA development. The Council's Transportation Planning Service has also stated that the Barras CPZ is to be extended to cover the site, which means that the BTR development would accord with SG11 in terms of no parking provision. Regardless, significant weight has been given to NPF4 Policy 13, which sets out that development proposals that are ambitious in terms of no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

Objections were received for this application relating to parking issues, increased traffic congestion and road safety. A Transport Statement was submitted with this application. The Council's Transport Planning Team were consulted on this application and have raised no objections subject to several planning conditions, as specified in the conditions section below.

The proposal is considered to be in accordance with NPF4 Policy 13, CDP11 and SG11.

DEVELOPER CONTRIBUTIONS

- **CDP12 (Delivering Development)**
- **CPD6 & SG6: Green Belt & Green Network**

Policy CDP 12 aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

CDP6 and SG6 sets out requirements for open space, food growing and outdoor sport provision for new developments within the city. For the purposes calculating contributions, the City Centre is considered to be the area covered by Development Regeneration Frameworks.

City Centre Open Space:

New residential developments of 10 units or more, including purpose-built student accommodation of 100 bedrooms or more are required to contribute to city centre open space provision.

Developments on major city centre sites, such as those covering entire street blocks, may provide opportunities to create their own outdoor public space. Where such proposals would:

- a) provide for relatively unrestricted public access;*
- b) be consistent with approved city centre strategies in terms of their aspirations for placemaking, connectivity, etc; and*
- c) be delivered on-site as part of the development and maintained by the operator.*

then the scope of the contribution will be adjusted accordingly. This should be negotiated on a case-by-case basis, taking account of specific circumstances, including the quality, location and size of the space to be created.

Comment: This City Centre Open Space contribution requirement only applies to the PBSA Block and the BTR Block. Contributions for the Dream Park is not required.

The applicant is proposing to meet the full open space requirement for both the PBSA and the BTR on-site, through the provision of the 2.5 acre, publicly accessible community park. The maintenance of the community park is to be provided by the development's residents through a factoring scheme. It is considered that no financial contribution is required for city centre open space. A planning condition can

be added to ensure that a factoring arrangement is created to maintain the park, a key requirement of the above assessment.

Open Space For Food Growing (city wide):

New residential developments of 10 or more units should contribute towards meeting demand for growing. The contribution required will vary to reflect relative demand across the City and the fact that, whilst there may only be a small waiting list in some wards at present, this may rise with new residents and in line with wider ambitions to support community food growing.

The development contribution figures included in SG6 were produced in 2023 as a starting point for calculating payments. The development contribution figures should be updated, using an appropriate index-link.

Comment: This policy requirement only applies to residential developments of 10 or more units. There is therefore no contribution requirement for the PBSA Block and the Dream Park.

The development is located within Ward 9 – Calton, which has a waiting list of 45 people. As set out in SG6, table 9, the contribution rate is £55 per bedroom. The updated contribution rate is £56.89.

Food Growing Contribution (BTR Block Only)	
Contribution Rate (per Bedroom - 2023)	£55
Updated Contribution Rate (per Bedroom)	£56.89
No. of bedrooms in the BTR block	198
Total Food Growing Contribution Required	£11,264.44

The total contribution required towards open space for food growing is £11,264.44.

Open Space for Outdoor Sport (city wide):

New residential developments of 10 units or more, including purpose-built student accommodation of 100 bedrooms or more are required to contribute to open space for outdoor sports.

New residential developments will be expected to make a financial contribution towards meeting demand for sports provision. As the emerging SPS identifies projected shortfalls in football (both capacity and quality), rugby, cricket and, to a lesser extent, tennis, it is considered that contributions towards these sports will be required from development.

The development contribution figures included in SG6 were produced in 2023 as a starting point for calculating payments. The development contribution figures should be updated, using an appropriate index-link.

Comment: The Outdoor Sport contribution requirement only applies to the PBSA Block and the BTR Block. The Dream Park is not considered.

For outdoor sports contributions, SG6 establishes a flat rate of £111 per bedroom (updated to £114.82) or £55 per bedroom for PBSA (updated to £56.89).

Outdoor Sports Contributions		
	PBSA Block	BTR Block
Contribution Rate (per Bedroom - 2023)	£55	£111
Updated Contribution Rate (per Bedroom)	£56.89	£114.82
No. of bedrooms	591	198
Outdoor Sports Contributions	£33,623	£22,734
Total Outdoor Sports Contributions	£56,356.34	

Summary of Developer Contributions Assessment:

In total, £67,620.78 is required for food growing contributions and outdoor sport contributions.

CONCLUSIONS OF POLICY ASSESSMENT

On balance, 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.

MATERIAL CONSIDERATIONS

With regards to b), whether any other material considerations have been raised during the application process that would outweigh the provisions of the statutory Development Plan, representations and consultation responses are material considerations. Where possible, representations have been addressed in the assessment above, material considerations not already considered in this assessment are now summarised and considered below:

- The proposal is contrary to NPF4 and the City Development Plan.

Comment: The relevant policies and strategies have been considered fully within the detailed report above. The principles and detailed design of the proposal are considered to meet the aims of adopted policies, and of strategic objectives to diversify and increase the population of the City Centre.

- The impact of increased residents on existing local services.

Comment: There are a wide variety of services and facilities available within the City Centre. It is considered that the increase in population numbers could be successfully absorbed into the city centre community.

- Too much information provided and selectively presented.

Comment: Due to the scale, nature and complexity of this application, it requires assessment against a broad range of development plan policies and guidance. This requires a significant volume of technical information to be considered.

- Tenure of flats.

Comment: The type of residential development proposed and the proposed tenure is a commercial decision by the applicant. The Planning Service will assess any planning application in accordance with the Development Plan and any other material considerations.

- No overall plan for student accommodation (Council).

Comment: Development Plan CDP10 and Supplementary Guidance SG10 provide guidance on considering PBSA development.

- Building standard not as high as for permanent housing.

Comment: matters relating to building performance/standards are assessed through the Building Warrant process by the Council's Building Standards Service. The Energy Statement has been assessed above by the Planning Service, as required.

- Student accommodation being sold to the highest bidder/rental values of PBSA.

Comment: Property values and market transactions are not a material planning consideration.

The content of the 15 letters of support can be summarised as follows:

- The proposal will regenerate the vacant/brownfield site and act as a catalyst for further development and activation of this area at all times of day;
- The provision of student accommodation will assist in retaining skilled talent within the City in future;
- There is an evidenced under supply of student accommodation within Glasgow which requires to be addressed;
- The supply of PBSA will assist in relieving pressure on the private rental market;

- The provision of accommodation would assist in the desire to repopulate and densify the city centre;
- An increased population will support the local economy;
- The site is an appropriate location for tall building;
- The designs have been improved from initial concept;
- Opportunity to deliver improved public realm to the surrounds of the site;
- The location is highly accessible, therefore supporting active travel objectives;
- The occupation of a ground floor unit by Glasgow Social Enterprise Network will support social enterprises, students, entrepreneurs and environmental innovators.

Consultation Responses

- Scottish Water: Scottish Water have not objected to the proposed development.
- West of Scotland Archaeological Society: WoSAS have not objected to the proposed development and have also not considered it necessary to apply any archaeological conditions.
- The Coal Authority: No objection subject to advisory notes.
- Network Rail: No objection subject to advisory notes.
- Scottish Fire & Rescue Service: no response.

Conclusion

In conclusion, it is considered that (subject to appropriate planning conditions and Section 75 Agreement) the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and representations 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 this application for planning permission be granted subject to a Section 75 Agreement and the following planning conditions.

Drawings

The development shall be implemented in accordance with the following drawing(s):

	Description	Drawing Number	Received
1.	LOCATION PLAN	2565-MA-SW-00-DR-A-PA0100	12 Sep 2024
2.	BLOCK A (PBSA): PROPOSED ELEVATIONS NORTH AND EAST	2565-MA-SW-00-DR-A-PA3004	12 Sep 2024
3.	BLOCK A (PBSA): PROPOSED ELEVATIONS SOUTH AND WEST	2565-MA-SW-00-DR-A-PA3005	12 Sep 2024
4.	BLOCK A (PBSA): PROPOSED SECTIONS	2565-MA-SW-00-DR-A-PA4001	12 Sep 2024
5.	BLOCK B (BTR): PROPOSED SECTIONS	2565-MA-BB-XX-DR-A-PA4002 P02	13 Mar 2025
6.	PROPOSED SECOND TO SIXTH FLOOR PLAN	2565-MA-SW-00-DR-A-PA1006 P02	25 Nov 2024
7.	PROPOSED SEVENTH FLOOR PLAN	2565-MA-SW-00-DR-A-PA1007 P02	25 Nov 2024
8.	PROPOSED EIGHTH FLOOR PLAN	2565-MA-SW-00-DR-A-PA1008 P02	25 Nov 2024
9.	PROPOSED NINTH FLOOR PLAN	2565-MA-SW-00-DR-A-PA1009 P02	25 Nov 2024
10.	PROPOSED TENTH FLOOR PLAN	2565-MA-SW-00-DR-A-PA1010 P02	25 Nov 2024
11.	PROPOSED ELEVENTH FLOOR PLAN	2565-MA-SW-00-DR-A-PA1011	25 Nov 2024
12.	PROPOSED ROOF PLAN	2565-MA-SW-00-DR-A-PA1012	25 Nov 2024

13.	PROPOSED ELEVATIONS COURTYARD EAST AND WEST	2565-MA-SW-00-DR-A-PA3006	25 Nov 2024
14.	LANDSCAPE LAYOUT	0001 REV:G	13 Mar 2025
15.	DETAIL LAYOUT SHEET 1	0003 REV:J	13 Mar 2025
16.	DETAIL LAYOUT SHEET 2	0004 REV:G	13 Mar 2025
17.	LANDSCAPE SECTIONS_SHEET 1	0101 REV:E	13 Mar 2025
18.	LANDSCAPE SECTIONS_SHEET 2	0102 REV:E	13 Mar 2025
19.	LANDSCAPE SECTIONS_SHEET 3	0103 REV:E	13 Mar 2025
20.	LANDSCAPE SECTIONS_SHEET 4	0104 REV:A	13 Mar 2025
21.	BLOCK B (BTR): PROPOSED ELEVATIONS NORTH AND EAST	2565-MA-BB-XX-DR-A-PA3007 P02	13 Mar 2025
22.	BLOCK B (BTR): PROPOSED ELEVATIONS SOUTH AND WEST	2565-MA-BB-XX-DR-A-PA3008 P02	13 Mar 2025
23.	BLOCK B (BTR): PROPOSED ELEVATIONS NORTH WEST AND SOUTH WEST	2565-MA-BB-XX-DR-A-PA3009 P02	13 Mar 2025
24.	BLOCK B (BTR): PROPOSED SECTIONS	2565-MA-BB-XX-DR-A-PA4002 P02	13 Mar 2025
25.	SITE PLAN: PROPOSED	2565-MA-SW-00-DR-A-PA0201 P02	13 Mar 2025
26.	PROPOSED GROUND FLOOR PLAN	2565-MA-SW-00-DR-A-PA1000 P04	13 Mar 2025
27.	PROPOSED FIRST FLOOR PLAN	2565-MA-SW-01-DR-A-PA1001 P03	13 Mar 2025
28.	PROPOSED ELEVATIONS NORTH	2565-MA-SW-XX-DR-A-PA3010 P02	21 Mar 2025
29.	PROPOSED ELEVATIONS SOUTH	2565-MA-SW-XX-DR-A-PA3011 P03	21 Mar 2025
30.	ROOF GARDEN LAYOUT - PBSA & BTR	1162-0010	10 Apr 2025
31.	DREAM PARK: LOCATION PLAN	L(20)001	10 Apr 2025
32.	DREAM PARK: PROPOSED SITE PLAN	L(20)003	10 Apr 2025
33.	DREAM PARK: PROPOSED BLOCK PLAN	L(20)004	10 Apr 2025
34.	DREAM PARK: PROPOSED GROUND FLOOR PLAN	L(20)005	10 Apr 2025
35.	DREAM PARK: PROPOSED ROOF PLAN	L(20)006	10 Apr 2025
36.	DREAM PARK: PROPOSED SECTIONS	L(20)007	10 Apr 2025
37.	DREAM PARK: PROPOSED ELEVATIONS	L(20)008	10 Apr 2025
38.	DREAM PARK: PROPOSED AXONOMETRIC	L(20)009	10 Apr 2025
39.	DREAM PARK: LANDSCAPE PLAN	L(90)001	10 Apr 2025
40.	LANDSCAPE AND BIODIVERSITY MANAGEMENT PLAN	LANDS1	12 Sept 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.

CONTAMINATED LAND

- 02.** For each phase of the development, no development shall commence on site until a comprehensive contaminated land assessment for the affected areas of site has been submitted to and approved in writing by the Planning Authority.

The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment 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 shall be determined.

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

03. For each phase of the development, 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.

04. For each phase of the development, 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.

05. 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.

06. 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.

CONSTRUCTION/PHASING

07. Before any work on the site is begun, a programme for the implementation/phasing of the development and landscaping shall be submitted to and approved in writing by the planning authority. The programme shall include details for temporary landscaping (including temporary path connections) and boundary treatments for any future development phases associated with a phased construction strategy for the site.

Thereafter, development shall be implemented in accordance with the approved programme.

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

Reason: To prevent blight associated with vacant and derelict land, should construction of parts of the development be delayed.

08. Prior to each phase of the construction works on-site, a method statement/site management plan, to include:
- 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

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. Construction shall thereafter proceed in accordance with the approved details.

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

09. The community park, including all path connections (including a connection to Hunter Street), shall be fully implemented in accordance with the approved scheme prior to the occupation of the first residential building on site.

Reason: To ensure the park's delivery in coordination with the delivery of the residential accommodation and thereby meet the development's amenity space requirements under SG6 and SG10.

Reason: To improve active travel connections and public safety.

DESIGN

10. Prior to commencement of above ground construction works for the Dreampark building, details of the proposed solar panels and the associated fixing/structure used to fix the solar panels to the roof shall be submitted to and approved by the Planning Authority.

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

11. For each phase of the development, when submitting the required Building Warrant application for this development, an updated Statement on Energy (SoE) 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.

12. For each phase of the development, prior to the commencement of above ground construction works specifications and samples of all materials to be used on the external areas of the buildings, 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. This written approval shall be obtained for all external materials before their use on site. A sample panel of the facing brick(s), including mortar joints and all proposed coursing patterns, shall be erected on site for the inspection and written approval of the Planning Authority. This written approval shall be obtained before the facing brick is used on site, and the approved sample panel shall remain in place throughout construction.

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

13. Prior to commencement of above ground construction works for the new buildings on site, drawings at 1:20 scale illustrating the safety guarding treatment on the external terraces shall

be submitted to and approved in writing by the Planning. Thereafter, the building shall be constructed in accordance with the approved drawings prior to occupation.

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

14. For each phase of the development, before any development commences on this aspect, full details of all external vents, flues and any other similar fixings on the building shall be submitted to and approved in writing by the planning authority. Where reasonably practical it is expected that all requirement for vents, flues and similar fittings shall be accommodated on rear elevations or internal terminate at roof level. Any external vents, flues and other similar fixings on external elevations shall not extrude beyond the brickwork and shall be formed using an integrated system. Thereafter, the external vents, flues and other similar fixings shall be implemented in the approved manner prior to occupation of the development.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail. Reason: To safeguard the amenity properties and the amenity of the surrounding area.

15. 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 prior to occupation of the building.

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

16. The PBSA building shall maintain a 24/hour staffing element during its operation. Details of this provision shall be submitted to and approved in writing by the Planning Authority prior to the initial occupation of the building, and shall thereafter be maintained at all times during the building's operation

Reason: To comply with the requirements of SG10.

17. Prior to the commencement of above ground construction works for each new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, 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 prior to occupation of the building.

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

18. Prior to the commencement of above ground construction works for each new building on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street and/or public realm shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

TRANSPORT PLANNING

19. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 9; of the SCOTS National Roads Development Guide

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

20. The applicant shall arrange for GCC Neighbourhoods, Regeneration & Sustainability to promote any necessary amendments to the existing TRO to accommodate the future servicing of the development, the costs of which will be recharged to the developer.

Reason: In the interests of pedestrian and vehicular safety.

21. Parking of cycles shall be in accordance with the requirements of City Development Plan, Supplementary Guidance 11: locations; minimum levels; safe, sheltered and secure. Details of this provision shall be submitted to and approved in writing to by the Planning Authority.

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

22. All redundant footway crossings shall be removed and the footways reinstated to match the dimensions of the existing footways as soon as the accesses serving the development is/are available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety.

23. For both the PBSA and BTR buildings, prior to occupation of the first unit in the building, a Residential Travel Pack including maps detailing public transport stops, timetables, links to travel website, estimated journey times, walking/cycle routes to key destinations, health benefits of walking/cycling etc. shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved Residential Travel Pack shall be issued to the new occupants of each unit prior to their occupation.

Reason: In order to promote cycling to work

24. Vehicle accesses shall be suitably hard surfaced and a gradient of 10% shall not be exceeded.

Reason: In the interests of pedestrian and vehicular safety.

PUBLIC HEALTH

25. 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 local residents from unacceptable noise pollution.

26. 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: In order to safeguard residential amenity.

27. Before any work on the site is begun on the residential buildings, a vibration survey demonstrating the impact of rail traffic vibration on the development and carried out by a method agreed by the planning authority shall be submitted to and approved in writing by the planning authority. Where any adverse impacts are identified, a scheme which demonstrates that the construction and design of any dwelling will ensure that it will not be adversely affected by excessive magnitudes of vibration from rail traffic movements as detailed in BS6472:1992, "Evaluation of Human Exposure to Vibration in Buildings, (1 Hertz to 80 Hertz)" shall be submitted together with the survey report. All works which form part of the approved scheme shall be completed before any of the dwellings are occupied

Reason: To protect residents in the development from rail traffic vibration.

28. Prior to the occupation of the first unit of student accommodation and BTR accommodation, a statement outlining the access and management strategy for the external terraces, including hours of access, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

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

29. No acoustic/amplified music shall be played on the external terrace areas.

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

30. As shown in red on Figure 8.1 and Figure 8.2 in Section 8 of the submitted Noise Impact Assessment, windows located on Level 10 of the east elevation of Building A (PBSA building) and windows located on Level 9 of the West elevation of Building B (BTR building) shall be of a Pilkington 10mm/(6-16)mm/6mm enhanced double glazing specification with an acoustic performance rating of $R_w (C;Ctr) 35 (-1;-3)$ dB.

Should the specified windows not be available, details of alternative windows with a similar appearance and acoustic performance must be submitted to and approved by the Planning Authority prior to the installation of said windows.

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

31. The use of the Dream Park Pavilion hours of operation shall be restricted to between the hours of 08:00 to 22:00.

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

FLOOD RISK

32. For each phase of the development, no development shall take place on that phase until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall:

- I. include a timetable for its implementation relative to the construction and occupation of the development hereby permitted; and,
- II. include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and,
- III. confirm that surface water discharge from the development is limited to, or less than, the agreed 2.4l/s; and,
- IV. provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime; and,
- V. confirm that all manholes and shafts associated with the Molendinar Burn, within the development site, are raised to finished ground level

The development shall be carried out in accordance with the approved information. The surface water drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of NPF 4.

33. Prior to commencement of works, the applicant shall submit confirmation that the existing masterplan surface water drainage infrastructure has been inspected and is operational. This includes the hydrobrake, 3m dia perforated carrier pipe and H2Ology advanced treatment station, situated on the north side of Havannah Street.

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of NPF 4.

LANDSCAPING & BIODIVERSITY

34. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that favourable conditions are created for survival of the planting

35. Prior to commencement of above ground construction works for each new residential building on site, scale drawings and further details of the boundary and hard/soft landscaping of the external amenity terraces shall be submitted to and approved in writing by the Planning Authority. Thereafter the boundary and hard/soft landscaping of the external amenity terraces shall be implemented in the approved manner prior to occupation of the building.

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

36. Before any work on the site is begun, further details of the approved landscaping strategy shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, full specifications of the exercise equipment, boundary treatment(s), details of trees and other features which are to be retained, 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 and soft landscaping, shall be completed in accordance with the approved scheme.

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

37. Prior to works commencing on this aspect, details of positions and types of external public realm lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the Planning Authority. Submitted detail shall include unit types, heights and spillage zones. Thereafter, the approved lighting shall be installed and operational prior to occupation of the first residential building.

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

38. Before any landscaping works on the site is begun, a management and maintenance scheme for all soft and hard landscaping, including proposals for the maintenance of biodiversity features, shall be submitted to, and approved in writing by the Planning Authority. This shall include a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties. The scheme shall include proposals for the continuing care, maintenance and protection of: (a) all hard landscaping including footpaths, visitor cycle parking, seating lighting and litter bins and (b) tree and shrub planting, wildflowers, biodiversity enhancement, seasonal shrub planting and trees (c) the biodiversity enhancements.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

39. Swift bricks shall be installed to the PBSA building and the BTR building. Prior to the commencement of works on site details, including proposed locations and timescale for the installation, shall be submitted to and approved in writing by the planning authority. The bird and bat boxes/bricks shall be installed as approved.

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

WASTE

40. Prior to the commencement of the works for the new Dreampark building on-site, details of refuse and recycling storage areas and bins for the Dreampark shall be submitted to and approved in writing by the Planning Authority. The approved facilities shall be completed prior to the occupation of the element of the building to which they relate.

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

Advisory Notes to Applicant

01. In the interest of public safety, the Coal Authority has directed the applicant to the Coal Authority's Standing Advice.
02. 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.
03. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability Services (Transport Planning) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Approval under Section 56 of the Roads (Scotland) Act 1984 will be required.

04. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.
05. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.
06. 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.
07. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in the most recent version of "Sewers for Scotland" published by Scottish Water. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
08. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.
09. 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.
10. 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.
11. 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.)

Advisory Notes to Council

01. The completion of a satisfactory Agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 is a pre-requisite to the issue of planning permission by the planning authority. Please consult the planning authority regarding the detailed terms of the Agreement.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/BSH/04/05/2025

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at www.ordnancesurvey.co.uk

If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.

© Crown copyright and database rights 2024 OS AC0000849454



Location of Site (for details refer to report)