



Planning Applications Committee

Report by
Executive Director of Neighbourhoods,
Regeneration and Sustainability

Item 1

22nd April 2025

Contact: Jordan Howard Phone: 0141 287 1160

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

Application	23/02973/FUL	Date Valid	07.12.2023
Site Address	Site At Osborne Street/ Old Wynd Glasgow		
Proposal	Erection of student accommodation (Sui Generis), amenity space, active ground floor, and other associated works.		
Applicant	Dominus Glasgow Ltd 14 Shouldham Street London W1H 5FJ	Agent	Adam McConaghy Iceni Projects 7 Alva Street Edinburgh EH2 4PH
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	Merchant City & Trongate
Conservation Area	Central	Listed	N/A
Advert Type	Affecting a Conservation Area/Listed Building Neighbour Notification	Published	12.01.2024
City Plan	City Development Plan		

Representations/Consultations

Representations

A total of 3 representations were received, 2 objecting, 1 in support of the proposal.

Objections came from the Architectural Heritage Society Scotland (AHSS) and the Merchant City and Trongate Community Council (MCTCC).
The letter of support came from a member of the public.

The matters raised within the objections can be summarised as:

- The scale and height of the building is excessive;
- Negative impact upon the Central Conservation Area and surrounding listed buildings;
- There would be no publicly accessible space at ground floor level;
- The proposal would exacerbate an overconcentration of students in Glasgow City Centre;

- There is insufficient healthcare provision in the area;
- Given the existing housing crisis, there is a need for mainstream housing

The matters raised within the letter of support can be summarised as:

- There is a current lack of purpose-built student accommodation within Glasgow City and this proposal will help alleviate the issue.
- The proposal has the potential to create positive change in the area that is showing decline.
- This is one of the most well designed and unique proposals for any type of build in recent years.

A full assessment of these comments is included in the report below.

Consultations

NRS – City Design: Detailed discussions throughout including joining for in-person and online design meetings with the applicants.

NRS – Flood Risk Management: Flood Risk Management are satisfied with the information provided and risk can be safely managed through relevant pre-start conditions.

NRS – Public Health - Contaminated Land: Safeguarding conditions including some for additional information were provided, as per standard process.

Scottish Water – No objection

Under the Terms of National Planning Framework 4 (National Developments – 13 Clyde Mission), the application requires to be determined by the Planning Applications Committee in the form of a pre-determination hearing, as a National development.

Site and Description

Site Description

The application site, measuring approx. 0.8 hectares, is positioned in the southeast of the City Centre, on the corner with Osborne Street to the south and Old Wynd to the west. To the east is a loading bay area to the rear of a vacant department store building fronting Trongate to the north. To the northern boundary of the site is a surface carpark.

To the south of Osborne Street, a large surface carpark, NCP King Street occupies the entire block. NCP King Street has planning permission in principle for a mixed use development – 21/01298/PPP. To the west side of Old Wynd is also a surface carpark on a site similar in size, though slightly larger than the application site, which has approval for student accommodation - 23/01027/FUL.

The application site sits on (and is within) the southern boundary of the Central Conservation Area, which runs along Osbourne Street. There are a number of listed buildings nearby, the closest being the Category 'B' listed Granite House to the west of the site, and a number of listed buildings to the north fronting Trongate, including the Category 'A' listed Britannia Panopticon Music Hall.

The surrounding area is characterised by a broad mix of uses and built forms. To the south is an open expanse of surface carpark as mentioned above, proposed for a modern mixed use development of scale which will include a central north south pedestrian route aligning with Old Wynd to the north and connecting to Bridgegate to the south. Adjacent to this to the west is a surface level car park on Stockwell Street with the St Enoch Centre shopping mall beyond. To the east is Kings Court, a row of converted railway arches accommodating various uses, primarily retail and food and beverage. Immediately to the east of the application site is the loading bay for the vacant former TJ Hughes department store as well as South Block, a large red sandstone building that is primarily in office use. The vacant site to the west of Old Wynd is also proposed as purpose built student accommodation, as mentioned above. Next to this is Granite House, currently in mixed office and retail use but also recently granted planning permission for conversion to student accommodation. To the north, Trongate is a busy mixed use City Centre street.

There is an established datum along the south side of the street block within which the application site is located, set by South Block to the east and Granite House to the west, acting as bookends to Osborne Street. However, the sites between these buildings, one of which is the application site, have

lain vacant for decades and their redevelopment provides the opportunity to reintroduce a consolidated and active street frontage. Old Wynd is a historic lane that connects Trongate to Osborne Street via a building pend. At the moment, the Wynd lacks activity and supervision and has therefore become a focus for anti-social and criminal behaviour. Along with the consented PBSA proposal to the west, the proposed new building will help resolve these issues by increasing footfall, providing both active and passive supervision from ground and upper floors and improving levels of lighting.

The northern section of the block along Trongate is more irregular, with varied plot widths and building heights arising from an eclectic mix of buildings constructed during different time periods. On the north side of Trongate, a recently completed development also contains buildings of various heights and has one tall section of 16 stories. The aforementioned approved developments also have elements of height included – St Enoch up to 24 stories, King Street Carpark up to 18 stories and the adjacent PBSA scheme approved to the west of Old Wynd at 12 stories. Most of the buildings have been designed and arranged to recognise traditional datums and contain meaningful set-backs to ensure this relationship is legible.

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

Planning History

It is understood that the site has been vacant since the mid-1990s, when a building was demolished to make way for a new 4 storey development (planning application ref: 97/00269/DC). However, this development was not implemented. According to the Design and Access Statement, *'Old Wynd forms part of the very earliest areas of city planning in the centre of Glasgow, first recorded on maps in 1750. With the demolition of St Enoch's Railway Station in 1977, a large brownfield area has been left unoccupied and used ever since as a car park.'*

06/00308/DC – Erection of a 12-storey mixed-use development comprising residential and retail space - Granted, subject to conditions 2009. Unimplemented.

19/00886/FUL - Erection of hotel with associated facilities and ancillary works. – Granted subject to conditions 29.07.2019. Unimplemented.

24/01721/FUL - Erection of hotel with associated facilities and ancillary works: Planning application under Section 42 of the Town and Country Planning (Scotland) Act 1997 for non-compliance with Conditions 2, 3, 4, 5 and 6 of planning consent 20/01468/FUL.

Pre-Application Process

The applicant engaged in formal pre-application discussion - application 23/01883/PRE was received on 27th July 2023. This consisted of two in-person pre-application meetings with the Planning Service, including City Design.

The pre-application enquiry sought to consider the extant planning permission for a hotel on the site but to introduce a new approach with a proposal of student accommodation. The change was in response to *'changes to the surrounding context, as well as Glasgow's socio-economic repositioning.'* To further explain the change, the pre-application submission included information on local higher education institutions in the vicinity of the site as well as an overview of supply and demand in Glasgow.

The change to student accommodation also included a significant redesign of the building with a different approach to the massing, architectural language, materials and height, increasing from 13 stories as consented to 17. The new architectural approach and material selection was deemed to be generally suitable, with appropriate quality and suitability for the setting demonstrated. Increased ground floor activation was encouraged and the setback to level 06 was supported if this could reflect the established datum of the street and align with the proposed development on the site immediately to the west.

The change to the massing, primarily the increase in height, was not supported by the Planning Service and the applicants were advised that any scheme to be supported would be expected to fit within the building envelope of the previous proposal. The presence of blank gables to the north and east were also highlighted as issues that required addressing and could not be supported.

The agent concurred with the key points raised and the comments provided and proceeded with the submission of the full application.

Proposal

The application seeks full planning permission for the erection of purpose-built student accommodation, including amenity space and associated works. In terms of the design of the proposed building, its façade respects the rhythm and materiality of the neighbouring buildings by acknowledging both the architectural datums and the existing materials found on Osborne Street.

The proposal is for 173 student accommodation units, all of which are ensuite studios – 164 (18 – 28.5m²) 94.8% 9 DDA (31.3m²) 5.2% which includes internal and external amenity space and associated facilities including cycle parking and refuse/recycling.

Overall the building is 13 storey's in height but the 8 storey street wall reflects the established character of Osborne Street by aligning with the established datum that is book-ended strongly by two red sandstone buildings – South Block to the east and Granite House to the west.

Above this datum at level 08, a substantial setback of 5.6m to the south (at its closest point) distinguishes the lower from the upper part of the building and creates an external south facing amenity space. This is also set back 6m to the east and north to allow activation of these gables through glazing. The upper section of the building then reaches 13 stories, as per the previous consent for a hotel.

The primary frontage of the development would be south to Osborne Street, though the longest elevation would be facing west along Old Wynd. The ground floor frontage would be active to most of both of these elevations with internal amenity spaces and the main entrance and reception area for the building, including large expanses of glazing, wrapping around this important corner. Inactive sections of the building have been minimised as much as possible with a substation, emergency exit, bike store and bin store access strategically placed to the edges of the building. Activation to both streets will be significant.

The exterior will be finished in a combination of red toned materials which reflect those used in the wider area. The base of the building, which will include enhanced height ground and first floors is proposed to be finished in a textured masonry material. Upper sections are to be a subtle multi-tone brick. Details including string courses, mullions and lintels will all have a similar red tone. Exterior metal work to window frames, ventilation, guardrails and terraces is to have a dark bronze finish. All materials will be subject to conditions to enable the Planning Authority to agree the detailed specifications to ensure quality and durability.

The proposed façade establishes a rhythm with a consistent window bay arrangement applied across all floors above the base of the building and below the top floor open terrace on the principal elevations to the south and west. The enhanced base and top floor establish the key points of activity of the building and the secondary elevations to east and north, though reduced, remain active with glazing. The established geometric bay pattern is continued across all 4 elevations with recessed detailing to accentuate the rhythm of the principal facades.

The proposal includes internal and external amenity spaces. Internal amenity is located at ground, first, eighth and thirteenth (top) levels and combined will create 867.9m² of residents amenity, achieving 5.02m² per room, slightly above the 5m² minimum set out in SG10.

The ground floor has an entrance foyer and seating area with a separate residents lounge, as well as reception space and staff facilities. At first floor level, there will be a games room, karaoke/music room, video calling space, cinema/yoga space, study lounge and an external amenity terrace of 80m². The top floor, level 13 will include an open plan lounge area (97m²) opening onto a dual aspect terrace wrapping around the west and south of the building (82.5m²).

Each studio will contain a desk, bed with in-built storage, bathroom pod, wardrobe, kitchenette and breakfast bar. All proposed studios are above the 18m² minimum set out in SG10: Meeting Housing Needs, ranging in size from 18.2m² to 28.5m². Axonometric views, as well as rendered visualisations of proposed furnished room layouts were provided in the updated Design and Access Statement. (DAS Addendum, 4.9, 19.12.2024).

The proposal will provide ground floor secure storage within the building for bicycles in accordance with the requirements of SG11: Sustainable Transport. No on-site car parking is proposed.

Specified Matters

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

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

i. an environmental statement

Not applicable

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

Not applicable

iii. a design statement or a design and access statement

A design and access statement has been provided.

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

Air Quality Assessment, Daylight and Sunlight Assessment, Economic Benefits Statement, Energy Statement, Flood Risk Assessment, Drainage Impact Assessment, Heritage and Townscape Visual Impact Analysis, Preliminary Ecological Appraisal, Student Need Assessment, Transport Statement, Wind Microclimate Assessment, Noise Impact Assessment

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

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

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

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

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

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

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

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

Assessment and Conclusions

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

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

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

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

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

National Planning Framework 4

Considering NPF4, the relevant policies are outlined below.

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

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

Comment: Supporting information submitted with the application includes Statement of Energy and Preliminary Ecological Appraisal as well as information included in the Design and Access Statement regarding sustainability aspirations, which will include:

- Fabric first approach
- Reducing operational carbon
- Reducing embodied carbon
- BREEAM Excellent targeted
- Bio-diversity

The proposal involves the development of a brownfield site aiming, beyond the net biodiversity gain targets and the delivery of a sustainable building that ensures energy efficiency with a target of BREEAM “Excellent” certification. This shall be achieved through a strategy of combined methods of;

- Passive Design – reduced energy demand
- Energy Efficiency – reduce energy consumption
- Low and Zero Carbon Technologies – provide renewable energy

The proposal incorporates sustainable technologies into the design. This includes a high-performance fabric first approach with improved U-values and target air permeability. Energy efficiency is delivered through Air Sourced Heat Pumps for heating and hot water systems, Mechanical Ventilation with Heat Recovery (MVHR) and low energy lighting with presence and absence detection.

As part of the technical design considerations - a future adaptability study looking at the suitability of the typical floorplates to be converted to residential use has been undertaken. This increases the potential lifespan of the building and prolongs the embodied carbon already contained within the building.

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

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

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

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

Comment: The site has been used as a surface car park for many years. Previous consent for a hotel was granted in 2019 however there has been little other interest in development of the site, based on the recorded planning history. Whilst located within the Central Conservation Area, the site itself is of no townscape value – rather, due to minimal site maintenance, the plot detracts from the visual amenity of the streetscene and the sense of place.

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

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

Comment: The site has been vacant since the mid 1990's and, if approved, would deliver an active use on the site within an energy efficient building which is adaptable to future demands. This proposal also represents an effective use of City Centre land by increasing density in an appropriate location.

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

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

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

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

Comment: The detailed design of the building is considered elsewhere within the report. It is considered that these place making principles have been embedded in the design which has capitalised on the opportunities of the site and addressed its constraints to restore it to active use and provide a high-quality building in terms of responsiveness to its context through a modern architectural response of an appropriate materiality and energy efficiency.

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

using sustainable transport options.

Comment: Commercial operators have an important role to play in the delivery of a network of high-quality, accessible, mixed-use neighbourhoods. Due to the site location within an area of high accessibility of the City Centre, the proposed student accommodation development will benefit from being integrated within and interconnected to the surrounding neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space and therefore supports the aspirations for local living and 20 minute neighbourhoods. Due to the small surface area of the site and relatively low bedroom numbers, it is not deemed appropriate to insist on a public or commercial ground floor use.

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

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

The Glasgow City Centre Living Strategy Vision 2035 seeks to double the city centre residential population to 40,000 by 2035 by supporting and enabling sustainable, inclusive and diverse city centre living. This proposal assists in densifying the City Centre and providing homes for people undertaking further and higher education, as supported by the submitted Needs and Demand Assessment. The application site is well located for access to Glasgow's higher education providers including the Royal Conservatoire of Scotland, Glasgow School of Art, Glasgow Caledonian University and the University of Strathclyde. The delivery of purpose-built student accommodation will also reduce pressure on the private rented sector (PRS), therefore assisting in freeing up PRS properties for Glasgow residents. An assessment of the market demand and needs assessment is undertaken in the report below.

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

Comment: The submitted Energy Statement identifies that district energy networks within the local area are still being considered but do not currently form part of the proposed energy strategy. An updated Statement on Energy is required per condition as this informs part of the Building Warrant application process once more of the technical details have been decided.

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

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

Comment: The application site is constrained by its size and consequent limited roof surface area, however a green roof shall be employed on site. Green infrastructure can be improved by incorporating planting at the various external terraces and is subject to a recommended condition.

Policy 22 Flood Risk and Water Management aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding

to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure.

Comment: The flood risk and water management strategy are considered within the report below. The application is considered to have been adequately screened for flood risk, which finds the site is not at risk of flooding. An associated drainage impact assessment? has also been provided, which considers rainwater management options and discounts individual options as necessary. The proposed water management system is considered to be adequate.

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

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

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

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

The application has been accompanied by an Economic Benefits Statement that could be achieved by the proposed development:

Construction

- £25.5m investment in construction
- 290 jobs – direct and indirect supported (on and off-site) annually.
- £19m annual GVA impact

Operational

- 15 jobs direct and indirect FTE 1jobs supported
- £0.7m annual GVA impact
- £1.2m annual student spending
- £0.1m wider visitor spending

Wider

- Improved student health and wellbeing
- Site permeability and street level activation
- Alleviation of housing market pressures
- Support of the night-time and weekend economy

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

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

NPF4 Comment:

Having assessed the development against the aims of NPF4, the proposal is generally considered to

be commensurate with NPF4 policies and their objectives. Many of the intentions are duplicated within the Glasgow City Development Plan, which are considered in detail below.

Glasgow City Development Plan

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

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

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

CDP 1 The Placemaking Principle and SG 1 Placemaking

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

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

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

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

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

Sustainable Development

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

Comment: Whilst the application site has a relatively small footprint, it's development would contribute to the activation of Osborne Street and Old Wynd, reinforcing connectivity to the City Centre amenities and activating a currently unwelcoming urban lane. At 13 storeys, through its architectural approach and materiality, the proposed building would create a visual landmark signalling a new phase in the evolution and regeneration of the wider Trongate area whilst the base of the building, would reinforce the datum along the northern side of Osborne Street.

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

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

Residential Development

Whilst Section 2 'Residential Development' relates to mainstream residential development rather than

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

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

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

Layouts should:

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

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

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Residential Development in the City Centre

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

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

The proposal responds to the existing context by maintaining the existing block structure and building lines on Osborne Street and Old Wynd. The established street datum on Osborne Street, set by South Block to the east and Granite House to the west has been used to set the street wall level for the lower section of the building, with a generous set back introduced to soften the impact of the upper storeys. Within the urban context of the city centre grid system, the width of Old Wynd in itself, along with the size of the plot are constraints that create challenges in achieving 'normal' 'window to window' and daylighting standards, however, a balanced approach to redevelopment and the benefits of repairing the urban fabric of the City Centre is essential to ensure the continued regeneration of long term vacant sites.

In this instance, the distance between the west elevation of the proposed building and the east elevation of the previously approved student accommodation building to be constructed on the site on the opposite side of Old Wynd falls below the 18m good practice distance, however, this more commonly applies in suburban settings and is difficult to achieve in dense inner urban and City Centre areas. As such, the physical, social and economic benefits of redevelopment of both these vacant sites along with the positive activation of the Wynd through the introduction of active ground floor uses, increased lighting and increased footfall, outweigh significant concerns over privacy of the buildings residents. In order to mitigate concerns, a responsive design approach, including offsetting of adjacent windows, has been employed.

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

In terms of daylighting, an assessment, based on BRE guidelines has been submitted and considers the impact of the built form of the building upon daylight to neighbouring properties as well as the levels of daylight received to the rooms within the proposed building.

In considering the impact of the built form, the assessment concludes that the surrounding properties exhibit good levels of daylight with the proposed development in place. The assessment included the consented PBSA development on the western side of Old Wynd, finding that these will continue to receive good levels of daylight and sunlight with the proposed development in place. For the Vertical Sky Component methodology for daylight, 88% of windows to the consented building to the west will not experience a noticeable difference in daylight when compared to the extant consent baseline. When assessed against the No Sky Line ('NSL') methodology for daylight, the property 89% of rooms will not experience a noticeable difference, whilst 83% of rooms will not experience a noticeable difference in Annual Probable Sunlight Hours ('APSH').

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

Of the four external amenity spaces, two have dual aspect to the south. There is a small north facing terrace to allow for the building setback and an enclosed amenity deck at first floor level which will receive little direct sunlight however these are offset by the larger terraces on upper floors, providing a variation of external spaces available to residents. The south terrace on Level 08 and the rooftop terrace on the top floor well received in excess of the BRE target of 50% of the external space receiving more than two hours of daylight per day.

Amenity

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

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

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

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

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

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

Potential impacts during the operational phase of the development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site, though as the proposal does not include car-parking spaces, road traffic exhaust impacts were predicted to be not significant. Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development. The Air Quality Assessment concludes that the proposed development is not expected to have a significant impact on local air quality. There is, therefore, no reason for this application to be refused on the grounds of air quality.

With regard to noise, an environmental noise survey has been undertaken, and contact with Glasgow

City Council Environmental Health was established early to assist in the assessment of the suitability of the site for the proposed development in relation to the existing noise climate. The assessment found that acceptable internal noise levels can be achieved at the development with the application of a suitable glazing and ventilation scheme. The operation of the building is not anticipated to raise significant noise issues. External noise arising from plant and servicing has been addressed by a proposed condition.

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

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating activation at ground floor level on Osborne Street and Old Wynd, and passive supervision of the spaces around the building from the lower upper floors.

Detailed Design

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

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

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

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

Comment: This part of the City Centre is characterised by a broad mix of building typologies with a variety of heights, ages, uses, designs and material palettes ranging from blonde sandstone, red sandstone, various colours of brick, rainscreen cladding, glass curtain walling and concrete. This is also a section of the city with a topography rising to the north, moving inland from the River Clyde and it is appreciated that this tall building will be visible from immediate local views and from particular wider viewpoints, including across open expanse of King Street car park to the south.

As such, meaningful deliberation was afforded to choosing an appropriate material for the building, not only to allow it to balance and harmonise with its varied materiality context but also to ensure that it is able to withstand its climatic context in terms of maintaining its appearance over time. The material language and colour palette proposed is in reference to Glasgow's sandstone geological context which was identified by the application design team from an early stage as an important component of the design.

The primary finish across exterior facades is to be a red brick with reconstituted precast stone to the window cills, lintels, mullions and stringcourse. The base of the building is emphasised with an enhanced height ground and first floor with full height glazing which shall match the external finish of upper windows, ventilation and decorative and safety metalwork on the building, finished in a dark bronze.

Final specifications and samples will be assessed on site prior to approval for use on site as required in the attached recommended conditions which include a sample panel of a typical window bay to be erected on site, or at an appropriate alternative location for prior approval by the Planning Service.

Tall Buildings

Section 5 '*Detailed Design*' also provides guidance on '*Tall Buildings*'. The application proposal is for a

“tall building” – being defined within SG 1 Part 2 as a building that significantly exceeds general building heights in the immediate vicinity and which alters the skyline.

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

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

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

Comment: The application site is a long-term vacant brownfield site located on the edge of the Central Conservation Area. Whilst there are a number of traditional and listed buildings within the immediate vicinity, there are also a number of modern buildings.

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

In this instance, the applicant has undergone a thorough and competent process to demonstrate that the proposed building provides a suitable high-quality architectural response and robust material selection that responds appropriately to a sensitive setting of significant heritage value.

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

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

Comment: As noted above, whilst the application site is within the Central Conservation Area, its immediate environs are characterised by a series of modern developments, some including buildings of scale, particularly TJ Hughs, the St Enoch Centre and the recently completed mixed use development at Candleriggs.

The applicant has made significant changes to the proposed design, reducing the overall height and massing of the development and, as a result, number of bedrooms from over 211 to 174. The upper element of the building was reduced in height from the pre-application proposal and was further reduced in width and depth during design discussions for this full planning application, pulling this in from the site boundaries to the east and north.

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

As previously explained, the north side of Osborne Street is bookended by two remaining red sandstone buildings to the east and west with several vacant sites in between leading to a fragmented urban form. The development of the application site and the site to the immediate west, if implemented, will help repair and consolidate the street frontage in a sensitive manner by re-introducing a street wall which respects the traditional datum.

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

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

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

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

Comment: As stated above, the site is part of a fragmented and mixed urban fabric. Much of the land immediately to the south of the site is an open, surface level carpark in what was historically rail infrastructure for the now demolished St Enoch Railway Station. The building typologies and heights are mixed however there is an established datum along Osborne Street which is reinforced by Granite House and South Block. This datum is respected by the massing of the base of the building and a setback from the south to reduce the visibility of the upper section of the building. The introduction of a taller element in this area has been identified as suitable for tall buildings per policy noted above.

The base of the building has been designed to be legible from a pedestrian scale and viewpoint and is suitably activated along both Osborne Street and Old Wynd. Established building lines have been maintained and the surfacing of footways and the Wynd will be updated to provide an appropriate quality of setting for the building.

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

Comment: The proposed building has undergone testing to assess its impact on microclimate, including daylighting and wind and has not raised any issues of concern. In addition to the ground floor activation, an enhancement to Old Wynd, the longest of the site's boundaries, will improve the pedestrian experience and tie in with the consented development to the west side of Old Wynd. It is considered that local views at street level will also be significantly enhanced by the proposed building and TVIA analysis shows that the building, including the element above the datum, will not negatively impact local views.

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

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

Waste Storage, Recycling & Collection

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

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

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

Pre-application discussion has included focusing upon high quality materials and a palette that responds to the existing context – being of varied typology and form. The detailed design of the building has attempted to address the existing datum of the block by forming a strong "base" element to the building, from which a taller, more slender, element then extrudes. This tower has been pulled back from the boundary lines to three sides to ensure the gables can be activated with fenestration

and detailed design. Similarly, external terraces have been designed into the development to assist in drawing active uses away from shared boundaries and preventing large blank gables being presented. The proposal is considered to respond appropriately to the constraints of the site, and surrounding context.

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

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

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

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

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors.

This City Centre SDF proposes a number of strategic interventions under the four themes of the City Development Plan (CDP); to make the centre more Vibrant, Liveable, Connected and Green and Resilient. It proposes six Strategic Place Ambitions in response to priority issues raised by city stakeholders for the improvement of the City Centre, which seek to:

- Reinforce the Centre's economic competitiveness and boost vibrancy to grow prosperity for all
- Re-populate the Centre and improve liveability to ensure sustainable neighbourhoods that promote health, wellbeing and social cohesion
- Reconnect the Centre with surrounding communities and its riverside
- Reduce traffic dominance and create a pedestrian and cycle friendly centre, with improved public transport, that is healthier and cleaner
- Green the Centre and make it climate resilient with a network of high quality public spaces and green-blue infrastructure that caters for a variety of human and climatic needs
- Repair, restore and enhance the urban fabric to reinforce the City's distinctive character and celebrate its heritage.

In terms of 'Priorities & Place Ambitions' the SDF supports a transformation of the City Centre that focusses on people, place and planet to ensure its future social, economic and environmental resilience. It recognises that bold interventions are required to radically adapt the City Centre's urban environment to meet the demands of climate change and to increase the Centre's appeal and attractiveness to future residents, investors, workers and visitors. Therefore, the SDF prioritises the following:

- Priority 1 - Accelerate transformation of the urban environment to ensure climate resilience, improved liveability and place quality
- Priority 2 - Increase activity and diversity in the centre to support its continued prosperity at the heart of the City region and as a key contributor to the national economy.
- Priority 3 - Define placemaking ambitions for the City Centre to provide a framework around which multi -sectoral policies, plans and projects can be aligned and partnership working can be galvanised towards their delivery.

Whilst not part of the City Centre SDF, the Vision and Plan for the Golden Z is a bespoke project which establishes a shared and renewed regeneration direction for the 'Golden Z' and identifies priorities for intervention and investment, by the public and private sectors, to further stimulate its economic recovery and support longer term economic, social and environmental resilience. Of particular relevance to the application site, the Vision has identified 'Trongate South' as an 'area of focus' which considers repurposing and redevelopment options for the area.

Comment:

The application proposes student accommodation on a site located within walking distance from many of Glasgow's higher education institutions, while other universities and colleges are easily accessible via public transport. The proposal would also utilise an existing long term vacant brownfield site, bringing it back into active use through the development of a sympathetic but modern building employing sustainable materials, construction techniques and operational standards. In combination with other consented schemes in the surrounding area, this specific development would help to meet the priorities and place ambitions identified above. This will be achieved through the sequential transformation of the area from one consisting of pockets of vacant and derelict land to a more vibrant and liveable area with increased activity and diversity of uses.

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

CDP 3 Economic Development and IPG 3 Economic Development

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

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

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

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

As the building footprint is relatively small, and the front of house spaces constrained, no self-contained commercial use has been incorporated at ground floor in this case. The student residents would provide much needed footfall and consumer spending within the location. The investment shall assist in regenerating the Trongate area and its surrounds to ensure its vibrancy and the role of the city centre as the principal location for retail, employment and tourism.

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

CDP 4 Network of Centres and SG 4 Network of Centres

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

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

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

Associated SG 4 details that the City Centre sits at the top of the Town Centre hierarchy by virtue of

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

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

The application site is located in the City Centre Edge – Zone 1 area. Whilst not representing one of the commercial orientated uses discussed in SG4, PBSA development is nevertheless an important land use in the context of repopulation and a renewed vibrancy for the City Centre, as discussed in the City Centre Living Strategy 2035. The proposals are considered to be appropriately located and compatible with surrounding uses, with excellent links to sustainable transport facilities and pedestrian connectivity and therefore consistent with the aims of CDP4.

The principle of purpose-built student accommodation in this location is considered to be appropriate and to meet the aims of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

CDP 5 Resource Management and SG 5 Resource Management

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

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

Comment: A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement will be met. A Gold Hybrid sustainability level is proposed by utilising a battery management system (BMS), variable speed pumps with multiple pressure sensors for auxiliary energy efficiency and demand control ventilation via speed control sensors.

The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The proposal shall therefore accord with CDP 5 and SG 5.

CDP 7 Natural Environment and SG 7 Natural Environment

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

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

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

Comment: Given the City Centre location of the application site and its specific constrained position, there is currently little or no ecological value from the site. Construction of a building on this site will not impact upon any protected species or habitats.

Even though this is a small site with limited external space proposed, an appropriate condition regarding further detail of proposed biodiversity measures has been included to ensure biodiversity gains are maximised. The development is not considered to have an unacceptable effect on biodiversity therefore the proposal is in accordance with CDP 7 and SG 7.

CDP 8 Water Environment and SG 8 Water Environment

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

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

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

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

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

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

CDP 9 Historic Environment and SG 9 Historic Environment

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

SG 9 supports CDP 9 by providing detailed design guidance. It recognises that the character of Glasgow's Conservation Areas consists of a variety of elements including a rich mix of architectural styles, dense groupings of buildings, distinctive street patterns interspersed with landmark buildings and historic landscape features. Guidance requires that proposals for infill development in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Proposals should reinforce local distinctiveness and historic character and seek to:

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

Within the Central Conservation Area in particular, SG 9 notes that in assessing new development

within the City Centre, the following, along with other policy considerations, should be taken into account. Development should:

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

Comment: The application site has lain vacant for a number of years and has had a negative impact on the surrounding townscape and streetscape and on the character and appearance of the Conservation Area. This proposed development is considered to comply with the above policy and guidance given that it would respect both the established and consented building lines, respects the scale and massing of adjacent buildings and is of a design which reflects the history and traditions of the surrounding Trongate and Merchant City area. The proposal is a high-quality contemporary design that would complement the existing streetscene, without having a detrimental impact upon key view points within the Conservation Area.

It is considered that the proposed development would meet all the criteria for an appropriate conservation area infill development and the proposal is not considered to have a negative impact upon the Central Conservation Area, nor any nearby listed buildings.

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

CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs

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

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

Locational Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comment: The analysis of pattern of density identifies that the surrounding area is dominated by commercial uses including retail, offices and hotels. As per the traditional city centre function and the primary role of Trongate as a retail destination, the existing residential population is relatively low in this location. The existing residential provision is typically to the north of the application site in and around Merchant City, to the east around Glasgow Green and to the south along Bridgegate and Clyde Street.

A mix of uses in the City Centre contributes to a healthy and viable city and an increase in residential population in the area is considered to be beneficial. The proposal will assist in delivering economic development within the Trongate/Merchant City area and within the wider community. Given the pattern of density of residential population within the locality, and generally low residential density within the immediate area, it is considered that the proposal can be successfully accommodated within

the existing community.

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

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

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

- 62 Queen Street - 181 bedspaces;
- Trongate – Social Hotel - 242 bedspaces;
- St Andrews Street – 122 bedspaces;
- Hope House – 90 bedspaces;
- Bridgegate, St Margaret's Place – 169 bedspaces;

The following benefit from planning consent for student accommodation:

- 21-41 Queen Street – 197 bedspaces;
- 137-151 Trongate – 101 bedspaces;
- 178-186 Trongate/11 Hutcheson Street – 173 bedspaces;
- Osborne Street/Old Wynd – 169 bedspaces;

Using recent census information, the existing total population within the zone of analysis is 4,232. This relates to current population and therefore does not account for any developments under construction or consented but not yet implemented (PBSA or mainstream residential). Currently, therefore, there are 804 operational PBSA bedspaces within a population of 4,232.

Assuming the above schemes are implemented, the purpose-built student bedspace provision within the zone of analysis would be increased to 1,444 student bedspaces within the zone of analysis.

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

- Residential for sale at 50 Argyle St – 13 residential properties
- BTR at Candleriggs – approx. 350 residential properties

Assuming occupancy of 2.02 people per dwelling (based on the average Glasgow census data), this would result in an estimated 733 additional mainstream residents.

Taking the above into account, assuming all consents are eventually operational and occupied, the population within the zone of analysis would be estimated to increase from 4,233 to 4,965. This total population would include 1,444 PBSA bedspaces, which equates to 29% of the population within the zone of analysis.

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.

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.

In consideration of the presented figures in the context of the application site, the proximity to University campuses, the dispersal of mainstream residential units, the mix of existing uses and

services, and the desire to increase the population of the wider city centre, it is considered that the development of PBSA would not have a detrimental impact upon the wider community and there is capacity to absorb the provision of 174 additional PBSA bedspaces at this location.

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

Comment: The proposal is within the City Centre, with the site benefiting from excellent transport links and access to a wide variety of amenities and facilities, with uses including retail, food and drink, offices, hotels, cultural services, and education campuses.

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

Comment: SG10 encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. In this case, the building has a constrained footprint with limited public ground floor space available so a publicly accessible use cannot be provided. To ensure that activation of the ground floor is delivered for a significant proportion of the day – including business hours and into the evening, the proposal has been developed to provide activity and passive surveillance at the corner of Osborne Street/Old Wynd from a student amenity lounge and reception area.

Design Criteria

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

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

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

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

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

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

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

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

Amenity Criteria

Proposals must demonstrate that:

- a) Depending on the size of the proposal, it provides a mix of accommodation types to meet the varying needs of students including cluster flats, studio accommodation and, where required, family accommodation with appropriate segregation between occupation types;
- b) It will offer suitable, high quality communal facilities, amenity and social spaces along with adequate refuse and recycling facilities as set out in SG1 Placemaking.

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

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

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

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

The proposed development has an amenity space requirement of 865sqm. The development would deliver a range of amenity spaces, totalling 867.9 proposed as:

Location	Provision
Ground Floor	113.9sqm amenity lounge space and entrance space
Level 1	241.2sqm internal amenity including communal study, games room and cinema space and lounge/dining space
	79.9sqm external amenity terrace
Level 8	37.6sqm internal amenity room
	217.4sqm external amenity consisting 2 terraces
Level 13	95.1sqm internal roof lounge
	82.8sqm external amenity terrace
Total Provided	867.9sqm (5.02 sqm per bedspace)

The above results in an acceptable amenity provision.

Space Standards

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

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

Comment: The initial proposal included a mix of studio and cluster room formats however, the scale of the building was reduced significantly to ensure this would be appropriate for the setting, respect the current built form, and to increase the overall quality of the design. These changes resulted in a reduction in height from 17 to 13 storeys and pulling the upper section of the building in from the boundary by 6 metres to the east and north. This improved design with a reduced mass resulted in an 18% reduction in the number of bedrooms from 211 to 173.

The relatively low numbers of bedrooms proposed, the suitable range of high-quality amenity spaces, and the ranges of sizes in studio rooms from 18.2 to 28.5m² means that the proposed development would deliver a suitable quality and mix of accommodations and associated amenity space for the enjoyment of residents.

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 suitable management strategy is subject to a Section 75 Legal Agreement.

Statement of Need

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

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

Comment: A Student Need Assessment has been submitted in support of the application, this was produced by Cushman Wakefield on behalf of the applicants and the original was dated November 2023, this was updated in November 2024 as the proposal developed and the market evolved.

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

The total number of full-time students living in Glasgow increased by 29.5% between 2016/17 and 2021/22. Much of this growth has come from non-EU international students which has grown 129.7% over the same period. There are now 17,690 more full-time students studying in Glasgow than 5 years earlier.

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

The report states that there are currently 19,0639 operational PBSA bed spaces, with 11,525 PBSA beds in the pipeline in Glasgow (6,399 of which have full planning approval). The findings estimate that within Glasgow, the student to bed ratio stands at 2.43:1, slightly above the Cushman and Wakefield nationally observed average of 2.12:1. This ratio meant that in 2021/22, there was 27,279 students who were in need of a bed but unable to access one.

The proposed scheme would deliver an additional 173 bedspaces to the Glasgow student accommodation offer. Given the demand for accommodation, it would not lead to an over-supply, but

would rather assist in addressing the crucial shortfall issues within the student accommodation market.

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

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

CDP 11 Sustainable Transport and SG 11 Sustainable Transport

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable active travel, through supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

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

Cycle parking should always be safe, sheltered and secure.

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

The proposal provides 90 safe cycle storage spaces for residents and staff. These are secure, dry, internal spaces within the ground floor of the building accessed from the rearmost door of the Old Wynd elevation. This door access shall have a level access flush with the street per condition attached and leads up a gentle internal ramp with no steps to the cycle store area. This provides incentive to use cycling as a mode of transport and accords with the requirements of SG11. The site is near the recently completed northern section of the South City Way, a 3km segregated cycle lane from Queens Park to Trongate.

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

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

Material Considerations

In respect of c), with regard to material considerations, 3 letters of representation have been received in relation to the application. 2 of these were objections, 1 was in support.

The representations objecting can be summarised and addressed as follows:

- The scale and height of the building is excessive;

Comment: There is an extant consent for a building of the same height and scale on the site, having been previously assessed against the Development Plan under application reference 20/01468/FUL. The visual impact of the proposal has been addressed within the report above. The scale and height of the building have been subject to extensive pre-application discussion. The proposed height is considered to be appropriate to the context of the site, with Candleriggs being a tall building immediately to the north, and the surrounding streets featuring a diverse range of architectural scales and forms.

- The impact upon the Central Conservation Area and surrounding listed buildings;

Comment: The visual impact of the proposal has been addressed within the report above. The existing vacant site does not contribute positively to the visual amenity of the streetscene and therefore its development, of appropriate design and scale, would not impact negatively upon the

quality or historical character of the Central Conservation Area. The Design and Access Statement considers the potential impact of the proposed building upon surrounding listed buildings. The proposed building is of a high-quality contemporary design and is not considered to detract from the historic character of the existing buildings within the locale.

- There would be no publicly accessible space at ground floor level;

Comment: Having considered the scale of this development and the site, it is not deemed necessary to insist on a publicly accessible ground floor use. The small surface area of the site and therefore the ground floor of this building would not comfortably accommodate a public or commercial space as well as the necessary reception, amenity, plant and cycle storage spaces. At 174 bedrooms, this is not considered a large scale PBSA development for the City Centre where such spaces may be expected.

- This would exacerbate an overconcentration of students in Glasgow City Centre;

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

Whilst SG 10 includes a requirement to introduce mainstream residential within PBSA proposals on larger sites, the subject building does not exceed the development threshold to require this provision. Due to the limited footprint of the building and limited front of house floor space at ground floor, the building has restricted ability to include a commercial ground floor unit within the proposal. On balance, given the site constraints, this is considered to be a proportionate response.

- There is insufficient healthcare provision in the area;

Comment: Being within the City Centre, there are a host of services and facilities available to residents and it would be expected that the additional residents could be accommodated. A Locality Assessment was prepared to support the application. This details the healthcare provision in the local area and notes that the average GP practice list size in Glasgow City was 5,207 compared to the national average of 6,325. Glasgow City also has a lower population of over 65s. A list of local practices and services as well as a note of the services available at universities and colleges is also provided.

- Given the existing housing crisis, there is a need for mainstream housing

Comment: The application requires to be assessed as submitted.

The representation supporting the application can be summarised as follows:

- There is a current lack of purpose-built student accommodation within Glasgow City and this proposal will help alleviate the issue.

Comment: As demonstrated in the Student Need Assessment, the city-wide demand for PBSA bedspaces remains high and there is an overall deficit in supply both locally and across the City Centre and west end.

- The proposal has the potential to create positive change in the area that is showing decline.

Comment: This high-quality development is the result of extensive discussions and significant changes since the initial pre-application proposal and the result would be a positive activation of this long-term vacant site and increased density and activation of this part of Glasgow City Centre.

- This is one of the most well designed and unique proposals for any type of build in recent years.

Comment: The proposed design and materials are high-quality and would be a positive addition to the street and wider area.

Conclusion

The above assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the consultation responses,

have been considered however these do not outweigh the proposal's general accordance with the Development Plan.

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

Drawings

1. PROPOSED EAST ELEVATION REV I4 16.04.2025
2. PROPOSED NORTH ELEVATION REV I4 16.04.2025
3. PROPOSED SOUTH ELEVATION REV I4 16.04.2025
4. PROPOSED WEST ELEVATION I4 16.04.2025
5. BAY STUDY TYPICAL BEDROOM REV I4 16.04.2025
6. BAY STUDY TYPICAL GROUND FLOOR REV I3 16.04.2025
7. PROPOSED FLOOR PLAN GF REV I5 16.04.2025
8. PROPOSED FLOOR PLAN LEVEL 1 REV I4 16.04.2025
9. PROPOSED FLOOR PLAN LEVEL 9 REV I5 16.04.2025
10. PROPOSED FLOOR PLAN LEVEL 13 REV I4 16.04.2025
11. 0102 REVISED 2F – 7F PLAN 13.02.2025
12. 0109 REVISED 9F-12F PLAN 13.02.2025
13. 0114 REVISED ROOF PLAN 13.02.2025
14. SECTION BB 19.12.2025
15. 0001 A LOCATION PLAN 04.12.2023

Conditions and Reasons

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

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

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

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

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

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

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

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

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

04. Prior to development works commencing on site, a comprehensive contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. The assessment must incorporate results of previous phases of site investigation, where appropriate, and must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Assessments shall be

conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Any potential risks to human health, property, the Water Environment and designated ecological sites should be determined.

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

05. 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.

06. 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.

07. 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.

08. 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. Prior to commencement of this aspect of the works, a signage strategy for the building will be submitted to and approved in writing by the Planning Authority. Thereafter, any subsequent application for the display of signage shall be designed in accordance with the approved signage strategy prior to occupation of the building.

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

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

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

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

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

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

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

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

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

21. Prior to the commencement of above ground construction works on site, a Statement on Energy (SoE) in accordance with the associated building Warrant, shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

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

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

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

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

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

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

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

25. Prior to this element of the development commencing, details of the proposed landscaping to public realm and footways proposals, including layout, material specifications, level changes and final reinstatement of the surface of the surrounding footways, lighting proposals and type and position of street furniture and roof terraces, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be implemented in the approved manner unless otherwise agreed in writing by the Planning Authority and shall be completed prior to the occupation of the building.

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

Reason: In the interests of pedestrian safety.

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

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

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

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

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

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

Reason: In the interests of pedestrian and traffic safety.

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

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

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

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

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

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

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

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

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

33. All external doors and / or gates shall open inwards or be recessed at the adopted footway as

directed by the Roads (Scotland) Act 1984, Section 67.

Reason: In the interests of pedestrian and traffic safety.

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

Reason: In the interests of pedestrian and vehicular safety.

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

Reason: In the interests of pedestrian safety.

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

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

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

Reason: In the interests of pedestrian and vehicular safety.

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

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

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

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

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

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

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

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

Reason(s) for Granting This Application

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

Advisory Notes to Applicant

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works

should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
05. Light from the development shall not give rise to: (a) an "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%; (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.); (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)
06. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
07. The applicant is advised that a S56 order is required for any works encroaching on the footway.
08. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
09. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works. All works on the public realm at Cambridge Street and Renfrew Street shall be undertaken in consultation with the Avenues Team.
10. It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
11. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
12. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
13. Bins associated with the approved use require to be stored within the curtilage of the site when not being presented for uplift or immediately after uplift.
14. The applicant should submit confirmation of Technical Approval from Scottish Water to make a surface water connection to their network.

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/JHO/16/04/2025

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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