



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Nicola Marr Phone: nicola.marr@glasgow.gov.uk

Application Type Planning Permission in Principle

Recommendation Grant subject to Condition(s)

Application	24/01265/PPP	Date Valid	31.05.2024
Site Address	Cowcaddens Fire Station 91 Port Dundas Road Glasgow G4 0ES		
Proposal	Erection of mixed-use development (in principle) comprising residential development (including apartments and Build to Rent), purpose-built student accommodation (sui generis), retail (Class 1A), cafes or restaurants (Class 3) and assembly and leisure (Class 11), with associated landscaping and open space, access, parking and servicing and engineering / infrastructure works.		
Applicant	Scottish Fire and Rescue Service Westburn Drive Cambuslang G72 7NA	Agent	Stantec Iain Hynd Capital Square (3rd Floor) 58 Morrison Street Edinburgh EH3 8BP
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_033, Dundasvale
Conservation Area	N/A	Listed	N/A
Advert Type	Neighbour Notification Owner Notification	Published	14 March 2025
City Plan	National Planning Framework 4/City Development Plan		

Representations/Consultations

Representations

Ten objections were received within the statutory consultation period. Additional objections were received following expiry of this period. The matters raised have been included within the summary below. Objectors include Dundasvale Community Council.

The principal matters raised within the objections can be summarised as:

- The impact of additional student accommodation;
- The proposal fails to meet the requirements of CDP10/SG 10;
- Impact on surrounding heritage context;

- Impact on existing residential amenity – views, privacy, daylight and noise;
- Density of development proposed;
- Impact on existing greenspace/wildlife, and lack of quality amenity open space/public realm within the proposal;
- Lack of community benefit from the proposal;
- Objection to the loss of the fire station;
- Impact of the proposal on existing community services; and
- Impact of construction works.

Consultations

Scottish Water - No objection

Transport Scotland – No objection

Site and Description

Site Description

The application site, located to the north of the City Centre, has an area of approximately 2 hectares. The site sits to the west of Port Dundas Road, north of Milton Street, east of Maitland Street and is bounded by Stewart Street, Dunblane Street and Dobbies Loan to the north. Site levels increase from south to north.

The existing site comprises a number of buildings which form part of the Scottish Fire and Rescue Service (SFRS) Cowcaddens complex, including: a two-storey brick fire station with 5 appliance bays; a fire training complex; a ten-storey fire training tower; and two large vehicle maintenance depots. The remainder of the site generally consists of hardstanding, with the exception of a vacant area to the north east of the site which has developed self-seeded vegetation and is reflective of the long-term vacancy of the site.

The majority of operations on the site have ceased, with equipment and staff now utilising consolidated facilities at the SFRS headquarters in Cambuslang. A phased departure of remaining services is ongoing, with the SFRS undertaking a separate review on how best to ensure the continued fire service coverage for the local area. This may be via expanded coverage from nearby fire stations, or provision of a new station on an alternative site.

The application site is not subject to heritage designations, though the A-Listed St John's Ambulance station lies directly to the south of the site on Milton Street. In addition, the B-Listed Scottish Piping Centre and Orient Buildings lie further south of the site.

The surrounding area is mixed use in character, with residential and commercial uses. Neighbouring uses include a Divisional Police Station, residential, purpose built student accommodation (PBSA), St Andrew's First Aid and a large HM Passport Office complex. To the east is a car sales show room and a vacant site with extant planning consent for residential development. At the north of the site lies Bob McTaggart House which operates as sheltered housing accommodation. The surrounding uses are a range of scales and building typologies – ranging from lower scale to 24 storey residential buildings.

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

Planning History

The site is owned by SFRS. The majority of operations on site have ceased, with ongoing phased departure. SFRS are seeking Planning Permission in Principle (PPiP) prior to marketing the site on the open market. There has been no other approach to the Planning Department regarding redevelopment of the site.

Of relevance, SFRS have a live Planning Permission in Principle application (25/00197/PPP) for a site immediately to the north of this subject site – seeking Planning Permission in Principle for the erection of a community fire station and associated works.

Pre-Application Process

The applicant is seeking confirmation that the proposed mix of land uses are acceptable. SFRS are required to seek best value of their asset disposal, as per the requirements of the Public Service Finance Manual. SFRS are not permitted to liaise with potential developers prior to putting the surplus site on the market. The applicant's intention is to market the site with PPiP consent for the sought uses, with prospective developers then progressing their own detailed architectural and landscaping designs.

Commencing in 2022, the applicant has engaged in formal pre-application discussion consisting of a number of meetings with the Planning Service and associated consultees. Though the principles of appropriate form and scale of development were discussed, this has not been fully tested and therefore the application does not represent scale and form, rather land use proposals only.

Proposal

The application represents redevelopment of the site to create a mixed-use scheme. The proposal seeks planning permission in principle for the delivery of residential development (including mainstream residential and Build to Rent accommodation), Purpose Built Student Accommodation, retail, food and drink, and assembly and leisure uses, with associated landscaping and open space, access, parking and servicing, and engineering/infrastructure works.

PPiP applications have no requirement for plans and drawings to be submitted (other than a location plan). Rather, the applicant can submit the level of detail they consider appropriate. In addition, the Planning Authority may require additional information as necessary to determine the application.

Whilst significant supplementary information has been submitted which indicates scale and massing on the site, this indicative scheme has not been thoroughly/appropriately tested by the applicant and therefore does not form the basis of the recommended consent. As the proposal is for Planning Permission in Principle, and in the context of the supporting information available, at this stage, only the proposed uses and site layout are under consideration. Suggested conditions require the submission of further information to inform and develop an appropriate scale and massing on the site.

The proposed ground plan indicates the site divided into 5 plots, with key access and public realm routes incorporated to remove the current severance created by the controlled site. The plan represents 2 plots of PBSA, 2 plots of Build-to-Rent flatted accommodation, and a plot of mainstream residential flatted accommodation, with the Milton Street plots incorporating ground floor commercial uses and increased public realm. A principal north-south connection is introduced on the plan, primarily for pedestrian connectivity, though also forming a servicing access. In addition, an east-west public realm route is demonstrated to increase connectivity across the site.

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)

Drainage Strategy, Flood Risk Assessment, Preliminary Risk Assessment of Ground Conditions (Contamination and Stability), Air Quality Assessment, Noise Impact Assessment, Preliminary Ecological Appraisal, Tree Survey, Transport Statement, and Student Need Assessment.

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

Not applicable

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

These Regulations enable Scottish Ministers to give directions

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

Not applicable

ii.

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

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

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

Not applicable

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

Not applicable

Policy

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

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

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

The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and

CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

CDP 1 / SG 1	The Placemaking Principle
CDP 2 / SG 2	Sustainable Spatial Development
CDP 3 / IPG 3	Economic Development
CDP 4 / SG 4	Network of Centres
CDP 5 / SG 5	Resource Management
CDP 6 / SG 6	Green Belt and Green Network
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

Assessment and Conclusions

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Act, 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 National Planning Framework 4 (NPF4) adopted on the 13th of February 2023 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 also an 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: The application site is within an inner urban location, with the proposal representing redevelopment able to provide energy efficient contemporary buildings which meet carbon reduction targets and support sustainable transport choices.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. To inform this, best practice assessment methods should be

used. Proposals within these categories will demonstrate how they have met all of the following criteria:

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

Comment: The submitted Preliminary Ecological Assessment (PEA) identifies that the site has very limited ecological value. The site is dominated by buildings and hard standing, with vegetation cover limited to occasional amenity grassland and ornamental planting. There is a stand of trees suggestive of early-stage deciduous woodland towards the north of the site, dominated by self-seeded shrubs and semi-mature trees. This is unmanaged and reflective of the long-term vacant site. The report identifies the potential for biodiversity enhancement including planting of trees and shrubs across the site, and inclusion of bat and swift boxes.

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 with a potentially significant impact on historic assets or places should be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Comment: The proposal represents a comprehensive redevelopment of an under-utilised urban block which currently fails to contribute to the visual amenity of the wider streetscene and sense of place. There are a variety of building styles, ages and forms within the locale. The redevelopment of the site would not be expected to detract from the character of the Category 'A' Listed St Johns Ambulance Building, subject to detailed design development. Whilst the scale and massing remain to be developed, the principle of a public space fronting this building has been indicated on the site layout which would ensure that the listed building is not dominated by new development. In progressing detailed design, the scale of the building to the south-west of the site would also be developed in consideration of resultant views from behind the Scottish Piping Centre. This would require the submission of a detailed assessment, including view analysis, to consider any likely impact of development on designated heritage assets.

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 proposal seeks to redevelop an under-utilised inner-city site to deliver a sustainable mixed-use development. The existing structures on the site are specific to the SFRS use and do not lend themselves to adaptation for reuse, nor represent appropriate density on the city centre site. In this case, demolition would be considered appropriate to allow for sustainable re-population of the City centre.

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

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

Comment: This matter may be detailed through the MSC process, as per recommended condition(s).

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.

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

Comment: The proposal is well situated within a high accessibility area of the City Centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the City Centre, the supporting detail indicates a car-free development which would not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. It is identified within the submitted Transport Statement that car club spaces may be incorporated on the adjacent adopted street network. Safe cycle storage may be detailed through the MSC process. The proposal incorporates multiple pedestrian access points fronting onto existing streets as well as internal public realm which would connect blocks to the established street network and form a multi-user space which significantly increases accessibility and connectivity of the site.

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 should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported.

Comment: The scale, form and detailed design of the site require to be addressed through the MSC process. It is considered that development on site would be able to achieve the qualities of successful places. The proposal would represent significant investment into the site whilst increasing the City Centre population – so strengthening the community. The MSC process would ensure that high quality buildings are developed in terms of architecture, materiality and energy efficiency. The MSC process would also seek to ensure the delivery of high quality public realm, connecting the site to the wider community and delivering a positive contribution to the streetscape.

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

Comment: Due to the site location within an area of high accessibility of the City Centre, the mixed-use development would benefit from being interconnected with, and integrated within, the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and open space and therefore supports the aspirations for local living and 20 minute neighbourhoods.

Policy 16 Quality Homes encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals that include 50 or more homes should be accompanied by a Statement of Community Benefit. The

statement will explain the contribution of the development to meeting local housing requirements, including affordable homes; providing or enhancing local infrastructure, facilities and services; and improving the residential amenity of the surrounding area.

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. This could include accessible and adaptable homes; build to rent; affordable homes; a range of size of homes such as those for larger families; homes for older people; homes for people undertaking further and higher education; and homes for other specialist groups such as service personnel.

Comment: There is a fundamental requirement for the provision of new homes 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. The proposal represents a mixed use development for a variety of homes types – student accommodation, mainstream residential, and Build to Rent accommodation of varying sizes. The proposal therefore represents an offer of varied affordability and accessibility to a range of residents. A high quality approach to public realm and landscaping would improve the streetscape and increase connectivity through the site, so delivering benefits to the existing community.

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

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 Planning Statement identifies that whilst the detailed design elements of the PPiP proposal are not established at this stage and would not be advanced until a developer engages in a detailed design process, the site is capable of accommodating new buildings that meet energy efficiency and sustainability policies. This matter shall require to be addressed via the MSC process.

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: A Drainage Strategy has been submitted in support of the application. The assessment demonstrates that the site could be developed appropriately and safely delivered, subject to appropriate design at detailed planning stages. An indicative drainage strategy would be anticipated to reduce the extent of impermeable surface on the site, incorporate green roofs, rain gardens, raised planter beds, and permeable paving. The strategy identifies appropriate principles that would allow future development of the site whilst delivering betterment in terms of existing drainage.

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 and seek to minimise the area of impermeable surface.

Comment: The site is considered suitable for the proposed uses. The proposal is supported by a flood risk assessment and drainage impact assessment that have been self-certified, independently checked and reviewed by NRS Flood Risk Management. Subject to conditions, the proposal would address flood risk and surface water management appropriately.

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, considered fully within the report below, which conclude that there would be no significant impact upon existing residents nor future residents.

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

Comment: The proposal represents significant investment on the site. It would deliver active ground floor uses to the benefit of the streetscene, increase population numbers, and deliver footfall and vibrancy to the location whilst delivering investment, increased spending, and employment opportunities within the community. Socio-economic benefits include construction jobs; operational jobs; and increased resident expenditure.

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. It would assist in delivering mixed and alternative uses within the traditional City Centre economy – being a strategic priority to ensure its' vitality and continued success. The proposed uses are considered appropriate to the City Centre environment that would 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 policies are also reflected within the Glasgow City Development Plan, which are considered in detail below.

Glasgow City Development Plan

With regard to the Glasgow City Development Plan, the relevant Policies and Supplementary Guidance are considered 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 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.

In order to be successful, new development should be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage.

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 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

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.

Residential Development

Whilst this relates to mainstream residential development, 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 also be applied to all proposed student accommodation developments – with regard to 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.

Guidance for residential layouts includes the following relevant requirements. 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;
- Wherever possible, retain all significant trees on site, unless removal is necessary;
- Have roads designed to standards set out in the Roads Development Guide;
- 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.

With regard to flatted development, in terms of communal private garden space, flatted developments should

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

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.

Taking into account the privacy and prospect of the development, care should be taken in relation to ground floor accommodation and the avoidance of overlooking of habitable rooms.

Residential Density

The guidance seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments. The appropriate density of residential development will vary according to location; context and setting; the scale and massing of adjacent buildings; and public transport accessibility and active travel routes. Higher densities will, generally, be appropriate in the city centre where density will be determined by design, heritage and townscape considerations along with the City Centre SDF and Local Development Framework Guidance.

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.

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: New development requires to be responsive to the specific site context. Detailed proposals will be expected to be compatible with existing uses and shall not harm residential amenity nor erode the character of residential neighbourhoods. Detailed design is a matter for the MSC process and would require to demonstrate that the proposed site strategy and buildings would be able to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

It is considered that the principle of development is in accordance with CDP 1 and SG 1, subject to detailed design and conditions.

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

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

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

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

businesses and visitors. Similarly, the Cowcaddens District Regeneration Framework includes ambitions of providing quality and diverse housing options and creating a compact mixed use district.

Comment: The proposed mixed-use development represents significant investment into the City Centre, encouraging sustainable development that would increase the population of the City Centre and support the economy through increased spending. The proposed development shall contribute towards promoting the City Centre's diverse functions and shall assist in delivering activity outwith office hours, therefore contributing to the development of vibrant accessible neighbourhoods.

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

CDP 3 Economic Development and IPG 3 Economic Development

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

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

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. 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 mixed-use development on the site is considered to be appropriate and to meet the aims of the policy to encourage economic growth through the delivery of residential accommodation, retail, employment, and commercial uses. The provision of PBSA would support the growth of higher and further education institutions within Glasgow. The proposal is considered to compliment the existing functions of the area, and to extend footfall and activity outwith commercial hours.

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

CDP 4 Network of Centres and SG 4 Network of Centres

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

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

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

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

Comment: A mixed-use development is considered appropriate within the city centre. In principle, the

mixed-use development would deliver an increased variety of uses within the location, to include mainstream residential, whilst delivering the vibrant community sought by strategic Council ambitions. The diversity of function within the location would support the ambitions of directing appropriate footfall generating uses to the City Centre and contribute to creating attractive, vibrant development which supports the City Centre economy. The principle of the development in this sustainable city centre location is considered to be appropriate and to meet the intentions 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: To ensure the aims of CDP 5 and SG 5 are delivered at detailed design stage, an appropriate condition has been recommended, ensuring that the proposal shall accord with CDP 5 and SG 5.

CDP 6 Green Belt and Green Network and SG 6 Green Belt and Green Network

CDP 6 aims to ensure the development and enhancement of Glasgow's Green Network by protecting and extending that Green Network and linking habitat networks. It seeks to provide for the delivery of multifunctional open space to support new development and supports development proposals that safeguard and enhance the Green Network and Green Belt.

The Green Network is a multi-functional network of open spaces, green infrastructure, linking paths and corridors that allow people and species to move easily in the urban environment. Supplementary Guidance 6 supports CDP 6 by providing guidance on the assessment of development proposals affecting Green Belt, Green Network and protected open space, and when developer contributions towards different types of open space provision will be required.

As per SG 6, the Council expects that development proposals, masterplans and development frameworks will:

- not have an adverse effect on the Green Network, including fragmentation;
- deliver enhancements to the green network, including strengthening connections, taking account of the considerations for development design; and
- contribute to the enhancement of biodiversity including, where relevant, restoring degraded habitats and building and strengthening nature networks and connections between them, in line with NPF4 policy 3.

Whilst new development should not have an adverse impact on the Green Network, there may be instances when other development plan considerations are accorded greater weight. In such circumstances, it is important that suitable mitigation is provided, in addition to measures to enhance biodiversity in line with NPF policy 3.

The Council's expectation is that flatted residential developments of 30 units or more, and purpose built student accommodation of 100 bedrooms or more, will provide a green roof that delivers both significant biodiversity benefits and SUDS benefits. Contributions will be required for open space provision.

Standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy and the contributions which may be sought will reflect any requirements based on application of these standards and identified local circumstances, as set out in the OSS. In essence, developer contributions may be taken for the following purposes:

- a) to meet the Quality and Accessibility Standards of the OSS and used to invest in a specific, identified subset of the City's open spaces ("Community Spaces") with a view to ensuring households, outwith the City Centre, have safe access to a good quality, multifunctional open

- space (providing opportunity for rest and relaxation, children's play, informal sport and biodiversity) within an easy walk of their home;
- b) to meet the Quantity Standard of the OSS and used to invest in the creation of new "publicly usable" open space (all open space other than outdoor sports facilities, allotment/growing spaces and cemeteries) in those parts of the City where there is an identified deficiency;
 - c) to provide for open space in the City Centre (where the OSS standards do not apply) in line with open space, public realm and green/blue infrastructure requirements identified through work associated with the City Centre Strategy;
 - d) to provide open space for food growing in line with the requirements for allotments identified in the Council's Food Growing Strategy; and
 - e) to provide for outdoor sports provision in line with the requirements for outdoor sports identified in the Council's emerging Sports Pitch Strategy.

SG 6 also sets out the level of amenity the Council expects from PBSA to meet the CDP10 and SG10 – being 5 sqm per bedspace of onsite amenity. Where a PBSA proposed is for clustered accommodation, with communal living space in each cluster, there may be scope to reduce the amenity requirement to 4sqm per bed space.

Comment: The application site is largely hard surface, though it contains limited designated green space – being 'transport' and 'business' amenity strips adjacent to the public footway. The supporting information submitted with the application identifies significant opportunity for an increased area of soft landscaping. It is expected that high quality landscaping would be developed and distributed across the full site as part of the MSC process, including roof terraces, residential amenity, and public realm delivery. The proposal therefore represents the opportunity to significantly improve landscape value across the site, delivering improved public realm, biodiversity gain, and improved surface water drainage. This would represent an enhanced urban environment that would benefit the existing green network.

Specific on-site amenity provision and developer contribution requirements would require to be addressed via future MSC application(s).

The development represents the opportunity to enhance the Green Network and therefore the proposal is in accordance with CDP 6 and SG 6.

CDP 7 Natural Environment and SG 7 Natural Environment

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

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

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

Comment: No ecological constraint has been identified on the site. The majority of the existing site is hard surfaced, with low ecological value. As detailed under the NPF4 assessment, the submitted Preliminary Ecological Assessment (PEA) summarises the existing ecology on site and suggests biodiversity enhancement measures.

The PEA identifies that there are ecological opportunities for enhancement within the site, to be incorporated within the emerging development design as an overarching strategy for enhancing biodiversity. Measures identified for the site including a scheme of landscaping across the site, and provision of bird and bat boxes.

The masterplan seeks to embed the development within the wider green network and increase biodiversity quality and quantity. The redevelopment of the site therefore represents the opportunity to deliver significant biodiversity enhancements on site. The matter will require to be confirmed via the MSC process, though subject to safeguarding conditions ensuring biodiversity gains are delivered on site, the development would be expected to have a positive impact on ecology and 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 further detailed MSC submission(s).

The proposal is in accordance with the surface water drainage strategy of CDP 8.

CDP 9 Historic Environment and SG 9 Historic Environment

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

SG 9 supports CDP 9 by providing detailed design guidance. With regard to development affecting the setting of Listed Buildings and the character and setting of the Conservation Areas, guidance notes that the desirability of preserving and enhancing the setting of these will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.

Comment: There are a number of listed assets to the south of the application site. Accordingly, any future visual impact upon the setting of these buildings requires to be considered. As no scale or massing are being consented as part of this PPIP, any specific impact cannot yet be assessed at this stage of the process. However, given the context of the heritage assets, and in consideration of the wider streetscape, it is considered that a mixed-use scheme could be accommodated on the site without resulting in a detrimental impact on the Listed Buildings. Detailed design is crucial in mitigating impact upon character and/or key views and therefore this would be considered as detailed design emerges at MSC stage. A Heritage and Townscape Statement has been recommended by condition to allow a full assessment of any potential impact on the heritage buildings. It is not considered that the historical context of the heritage assets, nor their legibility, would be altered by the presence of a modern development of appropriate siting and scale, given the existing wider townscape and urban environment conditions.

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

Policy 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 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.

Student Accommodation

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.

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.

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 application site is within walking distance of a number of higher and further education campuses within the city centre, including Glasgow Caledonian University, City of Glasgow College, University of Strathclyde, the Royal Conservatoire of Scotland and the Glasgow School of Art.

The uses within the locality include residential, office uses, commercial, and further education campuses. The Cowcaddens DRF identifies the site and its surrounds as being 'convertible space' for potential redevelopment due to underutilised, vacant, derelict, or low-quality plots.

Within the 400m zone of analysis, there are currently 2 sites identified as offering student accommodation within this zone (totalling 961 bedspaces):

- Caledonian Court (Caledonian University) - 660 bedspaces (sitting on the edge of the zone of analysis);
- Base Glasgow 31 Dunblane Street - 301 bedspaces;

There are two PBSA schemes currently under construction (totalling 1,065 bedspaces):

- Renfrew Street/Renfield Street – 432 bedspaces;
- 184 Sauchiehall Street – 633 bedspaces (sitting on the edge of the zone of analysis)

There are no unimplemented consented schemes within the zone of analysis. On completion of the above schemes, this will result in 2,026 purpose built student bedspaces within the zone of analysis.

Using up to date census information, the total population within the 400m analysis zone is 3,561. 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 961 operational PBSA bedspaces within a population of 3,561 (27%). Assuming those under construction PBSA schemes become operational, this would result in a total of 2,026 student bedspaces in the analysis zone, and population of 4,626 (44%).

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

- Buchanan House - 595 residential properties;
- Port Dundas Road – 357 residential properties

Assuming occupancy of 2.02 people per dwelling (based on the average Glasgow census data), this would result in an estimated additional 1,923 mainstream residents.

Taking all of the above activity into account, and assuming all proposals are developed, prior to redevelopment of the subject Scottish Fire and Rescue Service site, the total population within the zone of analysis would be estimated to increase to approximately 6,549. This increased population would include 2,026 student bedspaces which equates to 31% of the total population.

The recommended PPIp consent on the application site does not stipulate nor grant a specific quantum of PBSA nor mainstream residential bedspaces. However, the applicant has submitted an assessment which tests the provision of 700 PBSA bedspaces and 570 mainstream residential units (estimated to deliver approximately 1,151 new mainstream residents). The specific concentration of each use would require to be thoroughly tested and considered under the MSC process, though by way of information, were the indicative provision delivered, this would result in a student population of 2,726 within a total estimated area population of 8,400 (equating to 32% student population).

The Supplementary Guidance does not provide a basic formula for establishing whether a concentration of student accommodation is too high, nor a specific population threshold. Instead, local circumstances should be considered in making a judgement on the capacity to absorb new PBSA. In this case, the nature of the mixed use development and opportunity to increase residential population within the area, means that it would not be expected to form a cumulative effect of PBSA on the

existing community, rather it would be absorbed within the surrounding and emerging context of increasing population numbers. This mixed offer is beneficial to the area as it would balance the delivery of PBSA and mixed tenure accommodation therefore increasing the offer to the wider community and ensuring a proportionate delivery of PBSA.

The final PBSA and residential unit numbers would require to be further considered within an MSC application, as specific quantum is not under assessment as part of the PPIp consent. However, given the quantum of development that has been tested by the applicant, it is considered that additional students can be accommodated within the area of high accessibility, as part of a larger mixed use scheme. The proposed ground floor commercial provision and improved areas of public realm are also to be encouraged in developing strong communities, attracting footfall and assisting in regeneration of the area.

In consideration of the figures presented above, the context of the application site and surrounding area, 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, as part of a mixed use scheme, in principle, would not have a detrimental impact upon the wider community. It is considered that the student accommodation could be absorbed within the locality without having a harmful impact upon the maintenance and development of a sustainable community. The principle of the proposal is considered to represent a positive contribution to the local environment and would support local development objectives.

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.

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: Whilst the supporting information submitted with the application indicates the inclusion of ground floor commercial uses and the provision of public realm, the detailed design requires to be fully developed as part of the future MSC process. It is anticipated that the requirements of policy would be achievable within the context of the application site – in terms of design, privacy, sunlight and daylight. The proposal is in line with the desire to increase the population of the city centre, diversify the mix of uses, and improve the quality of the public realm.

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 5 sqm 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: Detailed designs have not been submitted with the application. The accommodation mix and amenity spaces would require to be developed and considered as part of an MSC process. The final amenity requirement and site layout would require to be determined at MSC stage, though it is expected that the full amenity requirement could be delivered on site. In addition to amenity provision, the masterplan proposes public realm improvements within the redline boundary.

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: As no detailed plans have been submitted regarding floor layout or space standards, this matter would require to be addressed by MSC application to ensure compliance with guidance.

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: As the masterplan is at PPiP stage, an Operational Management Plan has been recommended by condition to ensure effective security and operation of the proposed PBSA.

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: The submitted Student Accommodation Need Assessment identifies that all of Glasgow's main university campuses are accessible within 10 minutes cycling, 15 minutes using public transport and 30 minutes on foot (with the further being University of Glasgow). The five universities attract a total of almost 78,000 students, and are experiencing growth, leading to demand for student accommodation. The total number of full-time students living in Glasgow increased by 34.1% between 2016/17 and 2021/22 to a record high. Failure to provide adequate accommodation stands as a major barrier to the continued growth of Glasgow Universities.

The analysis identifies that Glasgow has the third highest number of students of any city in the UK, but fewer PBSA beds. This gives it the highest student to bed ratio, at 3.8. Sites under construction or with planning permission would reduce this ratio to 3.6. Glasgow is also noted as having one of the most severe shortages of rental stock of comparator cities, in part because students are having to rent in wider PRS rather than in PBSA. The Assessment states that with the strongest growth in full time students of any of the comparator cities, the severe shortage of student housing will continue unless PBSA is increased.

Given the demand for accommodation, the proposal is not anticipated to lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market, and relieve pressure on the general housing market. Should demand for student accommodation reduce in future, the proposal would require to be designed and tested to be flexible to alternative uses and could be converted to, for example, additional mainstream residential. The mixed-use development would ensure that PBSA is included as part of a larger masterplan to increase population density within the city centre, as part of a regenerative project within the Cowcaddens district.

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 by supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel. SG 11 identifies vehicle and cycle parking provision for mainstream residential, PBSA, and retail.

Comment: The application site is highly accessible. To support the use of sustainable transport modes, there is no minimum vehicle parking provision within the city centre, with the proposal being appropriate as car free. Whilst only the masterplan layout is under assessment at this stage, it is anticipated that appropriate levels of cycle storage could be delivered on site. The final design and capacity would require to be subject of a future MSC application.

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

Material Considerations

In respect of c), with regard to material considerations, the objections received in relation to the application can be summarised and addressed as follows:

- The proposal fails to meet the requirements of SG 10. Concern raised regarding existing over-concentration of student accommodation within the area. Additional student accommodation would have a negative impact on the ability to support mixed/balanced city centre communities.

Comment: As per the assessment of policy CDP 10 above, in principle, a mixed use development is considered to be acceptable and may be absorbed within the existing community. The proposal meets policy guidance to incorporate mainstream residential uses on larger sites, therefore delivering a balanced population increase. The specific number of units of each use would require to be thoroughly assessed at MSC stage, though the analysis of existing and estimated population numbers illustrates the benefit of a mixed-use proposal.

- The proposal would have a negative impact upon the City's heritage context

Comment: This is considered within the report above. It is anticipated that subject to appropriate form and detailed design, the redevelopment of the site would not negatively impact upon the character or setting of nearby listed buildings. At the point of development of a detailed proposal, the potential heritage impact would be fully assessed.

- The proposed development would have an adverse impact upon existing amenity levels – including daylight, noise and privacy levels.

Comment: It is anticipated, subject to full detailed analysis and testing at MSC stage, that development of appropriate detailed design would prevent a significant impact upon existing residential amenity levels.

- The proposal represents over development of the site.

Comment: Whilst the supporting information provides a potential form and massing on the site, the quantum of development is not under assessment at PPiP stage. The form and massing of each building, and the number of units contained within, would be a matter for an MSC application. The Development Plan does not restrict density levels within the city centre, with it being considered a sustainable location for high density residential development.

- The impact of the proposal on existing greenspace/wildlife, and lack of quality amenity open space and public realm within the proposal.

Comment: The application site currently has limited ecological and biodiversity value. The proposal represents the opportunity to significantly increase biodiversity and landscaping across the site, subject to detailed design development. The proposal would also increase connectivity across the site (currently inaccessible) via the development of enhanced public realm. Open space requirements, as per SG 6, would be calculated based on proposed quantum of development at MSC stage.

- The proposal fails to provide adequate community benefit.

Comment: The submitted information justifies the requirement for additional PBSA within Glasgow. The proposal represents the opportunity to deliver an appropriate City Centre residential density on the site, providing a mixed of accommodation types and tenures. Incorporating ground floor commercial uses would further increase footfall and diversity of uses at this location. In addition, the proposal represents increased provision and quality of public realm. The principle of development represents socio-economic benefits including significant economic investment in the City, direct and indirect construction jobs, operational jobs, and resident expenditure.

- Objection to the loss of the existing fire station in order to facilitate the proposal.

Comment: The majority of operations on site have ceased, with ongoing departure by the Scottish Fire and Rescue Service. Many services have been consolidated at the SFRS headquarters in Cambuslang. SFRS are undertaking a separate review on how best to ensure continued fire service coverage for the local area. This may be via expanded coverage from nearby fire stations, or provision of a new station on an alternative site. As part of this exercise, SFRS have a live Planning Permission in Principle application (25/00197/PPP) for a site immediately to the north of the subject site – seeking PPiP for the erection of a community fire station and associated works.

- The impact of increased population on existing community services and facilities.

Comment: At this PPiP stage, there is no approved quantum of development therefore the density of development is yet to be determined at MSC stage. The proposal represents the principle of redevelopment of an under-utilised urban block. Given the site's city centre location, it benefits from proximity to a wide range of existing services and facilities.

- The impact of construction works.

Comment: This is not a material consideration, though construction works are expected to be subject to mitigation measures in order to manage the effects.

Conclusion

The principle of redevelopment of the application site represents a significant opportunity to transform an under-utilised urban block into a vibrant, sustainable mixed-use development. The principle of the proposal includes a variety of housing types - mainstream residential, Build to Rent, and Purpose-Built Student Accommodation (PBSA) which aligns with the vision of doubling the city centre population. The site benefits from high accessibility and is well-connected to walking, cycling, and public transport networks, supporting a car-free approach that encourages sustainable travel. The development also represents the opportunity to enhance the public realm and streetscape, with improved landscaping, biodiversity measures, and pedestrian connectivity.

The proposal represents the opportunity to positively impact the local economy by increasing footfall, supporting commercial activity and creating jobs. The inclusion of PBSA responds to an identified shortage of student accommodation in Glasgow, with flexibility of design being required to allow future adaptation if demand changes. Overall, the proposal is considered support aspirations of sustainable urban growth, community strengthening, and economic vitality.

It is therefore recommended that the principle of the proposal is approved, subject to the following conditions and approved drawings.

Drawings

1. Location Plan EH-M-DWG03 Received 9 May 2024

Conditions and Reasons

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

Reason: The application is in principle only and to comply with section 59(2A)(a) of the Town and Country Planning (Scotland) Act 1997.

02. Notwithstanding the terms of section 59(2)(a)(i) of the Town and Country Planning (Scotland) Act 1997, the application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:

- a) expiry of 5 years from when permission in principle was granted
- b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
- c) the expiration of 6 months from date on which an appeal against such refusal was dismissed, whichever is the latest.

Reason: The application is in principle only and to comply with section 59(2A)(a) of the Town and Country Planning (Scotland) Act 1997.

Reason: In recognition of the timescales for the phased redevelopment of this site.

03. Prior to works commencing on site, a comprehensive contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

04. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), and prior to works commencing on site, a remediation strategy that sets 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, shall be submitted to and approved in writing by the Planning Authority. The remediation strategy shall also include a timetable and phasing

plan where relevant. The approved remediation scheme must be carried out in accordance with the proposals outlined within the remediation strategy, and as agreed in writing by the Planning Authority prior to occupation of (the relevant phase of) the development.

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

05. Prior to works commencing on site, an updated self-certified Flood Risk Assessment for the entire site, identifying any required attenuation or mitigation measures, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the measures shall be implemented in the approved manner prior to occupation of the first phase of the development.

Reason: In order to ensure that flood risk associated with the development can be managed now and in the future, taking into account climate.

06. Prior to works commencing on site, a Drainage Impact Assessment detailing foul and surface water drainage proposals for the development including surface water management, drainage design (with supporting calculations), SUDS features, outfall structures and sewage connection points shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage system shall be completed in accordance with the approved details prior to occupation of the first phase of the development.

Reason: In order to ensure that adequate drainage is provided to meet the demands of the development and not place unnecessary pressure on the public sewerage network.

07. Prior to works commencing on site, details of the development programming and subsequent phasing of the site infrastructure, including drainage, roads and footpaths, landscaping, boundary treatments and street lighting, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be implemented in accordance with the agreed programming and phasing prior to completion of the final building on the site.

Reason: To ensure the provision of necessary infrastructure for each phase of the development.

08. Prior to the commencement of construction works for each phase of the development on site, an application relating to that phase, detailing the following matters, shall be submitted to and approved by the Planning Authority by the issuing of a decision notice:-

- a) buildings to be constructed on the site (including the uses, siting, design, materials and external appearance), and any other structures and their relationship to landscaping/public realm, means of access, car parking, cycle parking and servicing arrangements;
- b) existing and proposed site levels, and levels of all accesses and finished floor levels, to include anticipated levels across the site;
- c) means of access to the site, meaning inclusive access for pedestrians, cycles and motorised vehicles;
- d) detailed proposals for the final re-surfacing/re-instatement of the public footways surrounding the application site, which shall be to current City Centre public realm standards, with any redundant accesses reinstated as full kerb height footway and any necessary new dropped kerb pedestrian crossing points provided;
- e) a refuse and recycling strategy for the each of the buildings, including the identification of internal storage areas and collection points;
- f) details of all services serving the site, (i.e. water, sewerage, electricity, street and footpath lighting, gas and telephone);
- g) details of the siting, design, enclosure and finished floor levels of any structure for the supply of gas, electricity, or water on site;
- h) hard and soft landscaping of the site;
- i) a lighting strategy for the building(s) and public realm within that phase of the development;
- j) a signage strategy for the building(s) within that phase of the development;
- k) details of ventilation from domestic kitchens or commercial food premises in each of the buildings, which does not rely on the creation of vents or flues on external elevations of the buildings;
- l) a Wind Assessment to include information on the impact of wind flows on the building and public realm, including mitigation measures as necessary;
- m) a daylight assessment for the building(s) within that phase of development, to include daylight assessment within proposed accommodation (assessment shall be based on

- BRE guidance operational at the time of submission);
- n) a plan detailing areas of amenity space and/or public realm proposed to meet the requirements of City Development Plan policy;
- o) details of proposed hours of operation of commercial premises;
- p) biodiversity enhancement of the site within that phase of development;
- q) a revised Transport Statement to be prepared in accordance with City Development Plan policy;
- r) details of the timescale for build-out of the phased development; and
- s) a drainage design that satisfies the requirements of Scottish Water.

Reason: The application is in principle only and to comply with section 59(1) of the Town and Country Planning (Scotland) Act 1997 and regulations 12 and 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

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

09. Prior to the commencement of construction works for each phase of the development on site, a method statement/site management plan relating to that phase, to include:
- a) measures for the control of noise dust and vibration;
 - b) areas for the delivery and storage of equipment and materials;
 - c) temporary barricades, which will include measures to prevent fly-posting;
 - d) management of construction related traffic,
 - e) protocol for consultation in relation to any necessary 'out of hours' working and site deliveries in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic;
 - f) construction programme and phase plan;
 - g) construction methodology; and
 - h) construction plant;
- 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 pedestrian, vehicular and road safety.

10. The submission of each application for the approval of matters specified in conditions under condition 08 above shall be accompanied by and set within an updated masterplan which re-affirms an overall vision for the wider site, set within a clear urban design and infrastructure framework that reflects the aims and policies of National Planning Framework 4 and the Glasgow City Development Plan, or any subsequent approved Plan. The form and content of the refreshed masterplan and implementation strategy shall be agreed in writing with the Planning Authority and shall reflect the design principles/intent established within the Indicative Plan (-GL-M-Ind17) submitted 22 September 2025.

Reason: To ensure that the scale of the development respects its context.

Reason: To provide an urban design context for future development proposals and to enable the Planning Authority to monitor the implementation of the development.

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

11. The submission of each application for the approval of matters specified in conditions, required by condition 08 above, shall be accompanied by an assessment of the impact of emissions to air from or associated with the development within said phase, including associated road transport, construction and demolition, carried out by a method agreed by the Planning Authority. The assessment report shall make reference to the standards and objectives of the National Air Quality Strategy. Where the development is assessed as having an adverse impact on local air quality, including that of any Air Quality Management Area, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed prior to the relevant phase of development being occupied or coming into use.

Reason: To ensure that local air quality is maintained.

12. The submission of each application for the approval of matters specified in conditions, required by condition 08 above, which includes student accommodation and/or residential development, shall be accompanied by an assessment of the impact of local air quality on residents of the proposed development within said phase, carried out by a method agreed by the Planning Authority. The assessment shall make reference to the standards and objectives

of the National Air Quality Strategy. Where an adverse impact on residents is identified, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed prior to the relevant phase being occupied or coming into use.

Reason: To protect residents in the development from air pollution.

13. The submission of each application for the approval of matters specified in conditions, required by condition 08 above, which includes student accommodation and/or residential development, shall be accompanied by a noise survey demonstrating the impact of road traffic noise on that phase of the development using the principles set out in "Calculation of Road Traffic Noise" (DoE/Welsh Office, HMSO, 1988). The survey shall identify the Noise Exposure Category specified in Planning Advice Note PAN 56 Planning and Noise within which the development will fall. Where mitigation measures are required to achieve internal noise levels, with windows closed, of 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT, these shall be specified in the survey report. The approved mitigation measures shall be completed before any of the dwellings within the relevant phase of the development are occupied.

Reason: To protect residents in the development from road traffic noise.

14. The submission of each application for the approval of matters specified in conditions, required by condition 08 above, which includes student accommodation, shall be accompanied by an updated Student Needs Assessment and Locational Assessment, as per Supplementary Guidance 10 of the City Development Plan. The assessment shall consider the impact of the student accommodation bedspaces upon the proportion of mainstream accommodation and student accommodation populations.

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

15. The submission of each application for the approval of matters specified in conditions, required by condition 08 above, which includes student accommodation, shall be accompanied 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;
- 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.

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

16. The submission of each application for the approval of matters specified in conditions under condition 08 above shall be accompanied by a Statement on Energy (SoE) as set out within Supplementary Guidance SG 5 - Resource Management of the Glasgow City Development Plan 2017. The SoE shall analyse the energy and CO2 savings that can be achieved in that phase of the development by utilising energy efficient design, practice and technologies. It shall demonstrate how that phase of the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability. That phase of 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.

17. The submission of each application for the approval of matters specified in conditions, under condition 08 above shall be accompanied by a scheme of landscaping. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, the planting of trees, hedges, shrubs or grass, the formation

of banks, terraces or other earthworks, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art, children's play and other amenity provision and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. Thereafter, all landscaping, including planting, seeding and hard landscaping shall be carried out in accordance with the approved details prior to occupation of the relevant phase of the development.

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

18. The submission of each application for the approval of matters specified in conditions, under condition 08 above shall be accompanied by details in relation to biodiversity enhancement of the site (within that phase of development), meaning the measures incorporated into the landscaping and built environment for the purpose of providing significant biodiversity enhancements, in addition to any proposed mitigation, including nature networks, linking to and strengthening habitat connectivity within and beyond the development, and management arrangements for their long-term retention and monitoring.

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

19. The submission of each application for the approval of matters specified in conditions, under condition 08 above shall be accompanied by a Heritage, Townscape and Visual Impact Assessment (relative to that phase of development), considering the proposal in regard to the surrounding heritage context.

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

20. Prior to the commencement of construction works, including groundworks, for each phase of the new buildings on site, a written report based a nationally recognised methodology (e.g. British Standards Institution's BS EN 15978:2011, using the RICS methodology) detailing all construction materials and building components to be used in the development and their whole life carbon emissions, as well as a demonstrable strategy to ensure materials and building components are reduced, reused and recycled at the end of the building lifespan, in line with the waste hierarchy and the principles of circular economy, shall be submitted to and approved in writing by the Planning Authority. Thereafter, each of the new buildings on the site shall be implemented in accordance with the relevant approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report verifying the outcome of the exercise shall be submitted to the Planning Authority prior to occupation of the building(s) in that phase.

Reason: To encourage, promote and facilitate development that is consistent with the aim of a circular economy.

21. Prior to each phase of demolition commencing, a written report shall be submitted to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling shall be taken. Following written approval by the Planning Authority, the measures set out in the report shall be implemented, unless otherwise agreed in writing by the Council.

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

22. Prior to the commencement of above ground construction works for each phase of the development on site all boreholes, probeholes or monitoring wells completed across the subject site shall be 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.

23. Upon completion of the decommissioning works for each phase of the development, and prior to any other works on the site is begun, a Verification Report which demonstrates the execution of the completed decommissioning works in accordance with Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations (4th Edition) published

jointly by the Energy Institute and the Association of Petroleum and Explosives Administration (also known as the Blue Book), will be submitted to the Planning Authority and Petroleum Enforcement Authority for approval in writing. The Verification Report shall be compiled by a suitably qualified Engineer and shall include results of comprehensive sampling (e.g. soil, water within excavations etc) and assessment associated with excavations of tanks and other infrastructure undertaken as part of decommissioning works.

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

24. Upon completion of the remediation works for each phase of the development, and prior to any part of the subject phase being occupied, a remediation completion / validation report relating to that phase, which takes into consideration the remediation strategy for the entire site and demonstrates the execution and effectiveness of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

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

25. 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 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.

26. Prior to commencement of works for each phase of development on site, detail of the following matters shall be submitted to and approved in writing by the Planning Authority:
- a) A self-certified Flood Risk Assessment for the development, to incorporate, if relevant, details of final finished floor levels;
 - b) A self-certified Drainage Impact Assessment detailing a sustainable drainage strategy for the development including drainage design (with supporting calculations), SUDS features and, if relevant, outfall structures and/or sewage connection points;
 - c) A detailed surface water drainage scheme including finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems). The submitted details shall:
 - i) include a timetable for its implementation relative to the construction and occupation of the development;
 - ii) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and,
 - iii) provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime.

Thereafter, the works shall be completed in accordance with the approved details prior to occupation of the building.

Reason: The application is in principle only and to comply with section 59(1) of the Town and Country Planning (Scotland) Act 1997 and regulations 12 and 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended).

27. Prior to the commencement of above ground construction works for each new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used, where appropriate, and the incorporation of design measures to prevent premature

weathering and staining, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

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

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

29. Prior to commencement of above ground construction works for each new building on site, construction drawings at 1:20 scale illustrating the safety guarding treatment on any external terraces shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be constructed in accordance with the approved drawings prior to occupation.

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

30. Prior the commencement of above ground construction works for each new building on site, construction drawings and 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 details prior to occupation of the building.

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

31. Prior to the commencement of above ground construction works for each new building 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; roof areas, roof surfaces and roof mounted plant rooms, balustrades and wind mitigation screens, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

32. Prior to the commencement of above ground construction works for each new building on site, a sample panel (or panels) 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 completed in accordance with the approved details prior to occupation.

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

33. Prior to above ground construction works commencing on each phase of the development on site, details of positions and types of street and public realm lighting, and of maintenance / management arrangements shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed lighting shall be operational prior to occupation of the relevant phase of the development.

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

Advisory Notes to Applicant

01. 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.

02. The applicant should contact Neighbourhoods, Regeneration and Sustainability Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to

have implications for this development.

03. Measures to maintain street lighting levels should be identified before any work begins on site. Street lighting levels should be agreed with Neighbourhoods, Regeneration and Sustainability Services (Roads), and be in place and operational before any of the dwellings are occupied.

04. Early engagement should be undertaken with the Roadworks Control team of Neighbourhoods, Regeneration & Sustainability on agreeing a suitable construction methodology / mitigation strategy.

05. Under the Petroleum (Consolidation) Regulations 2014, the Petroleum Enforcement Authority shall be notified that closure is taking place.

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/NMR/14/07/2025