Item 2

30th September 2025

Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Susannah Groves Phone: susannah,groves@glasgow.gov.uk

Application Type	Full Planning Permission
Recommendation	**Grant subject to conditions and S75 Legal Agreement**

Application	24/02217/FUL	**Date Valid**	06.09.2024
Site Address	Land To East Of 63-77 Otago Street Glasgow		
Proposal	Erection of a purpose-built student accommodation (PBSA) development (Sui Generis) and short-stay (non-term time) accommodation (Sui Generis) with associated amenity space, access, cycle parking and landscaping.		
Applicant	Danehurst Developments Limited And Queensberry Properties (O Aztec House 397-405 Archway Road N6 4EY	**Agent**	Scott Hobbs Planning Per Varshini Gorjala 24A Stafford Street EH3 7BD
Ward No(s)	11, Hillhead	**Community Council**	02_022, Hillhead
Conservation Area		**Listed**	
Advert Type	Affecting a Conservation Area/Listed Building Bad Neighbour Development	**Published**	11 October 2024
City Plan	Residential		

Representations/Consultations

In summary, a total of 21 representations were received including 4 letters of support, 17 objections (including Hillhead Community Council, Woodlands and Park Community Council and Ward Councillor Hoy).

The key issues raised within the objections can be summarised as follows:

Traffic, Access, and Parking

- Increased pressure on already limited residential parking, with ongoing difficulties in obtaining and using parking permits.

- Concern that student residents may still own vehicles despite a car-free development policy.

- Inadequate and constrained site access for construction and service vehicles, especially at the Otago Street/Gibson Street junction near a primary school, raising safety and congestion concerns.

Scale, Height, and Overdevelopment

- The proposed six- to eight-storey blocks are excessive in scale, significantly exceeding guidance (e.g., two-storey mews scale in SG1).

- The massing is considered to overwhelm adjacent tenements and low-lying properties, creating visual intrusion and overshadowing.

Impact on Conservation Area and Townscape

- Proposals are perceived to harm the character and setting of the Hillhead Conservation Area, particularly along Otago Lane and the River Kelvin corridor.

- Disruption of established townscape and historic views, including from within the conservation area.

Daylight, Sunlight and Visual Amenity

- Loss of daylight and sunlight to numerous neighbouring properties, including failure of a high number of windows to meet BRE daylight standards.

- No Residential Visual Amenity Assessment (RVAA) submitted, despite significant private amenity impacts on residents.

- East-facing windows, especially at 55 Otago Street, would be overshadowed, impacting residential and business use.

Environmental and Ecological Concerns

- Potential loss of mature trees and green corridor, contrary to biodiversity and conservation
- policies (SG7, NPF4 Policy 7e).

- Increased risk of construction runoff into the River Kelvin, with likely harm to protected species
- including otters.

- Site lies within or adjacent to designated **Green Corridor** and **C-SINC** areas, with a presumption against adverse development impacts.

Contamination and Health Risks

- Soil contamination (lead, asbestos, PAHs) identified in the Coal Mining Risk Assessment,
- raising concerns about health risks from dust and airborne pollutants during construction.

Refuse and Servicing

- Bin storage is poorly located, affecting existing businesses (e.g., Otago Framers, restaurants),and risks further overflow, odour and vermin problems.

- Confusion over refuse arrangements for both new and existing properties, with prior conditions (e.g., Condition 29 from 22/00003/LOCAL) not being clearly addressed.

Student Accommodation Policy and Housing Need

- Over-provision of Purpose Built Student Accommodation (PBSA) in the city, with claims that it is unaffordable for many students and not a solution to the wider housing crisis.

- No clear strategy for future conversion or use should PBSA demand decline.

Construction Impacts

- Anticipated prolonged disruption to residents and businesses due to the scale and proximity of
- building works.

- Concerns about dust, noise, restricted access and general disturbance.

Process and Previous Conditions

- Several respondents cited failure to reflect prior consultations or address 42 conditions tied to a previous approval (22/00003/LOCAL).

- Requests that all prior conditions be retained and enforced in full.

The support comments can be summarised as follows:

Regeneration and Use of Brownfield Land

- The site has been derelict and hoarded for decades; redevelopment is welcomed to improve
- the area and public realm.

Meeting Student Housing Need

- The proposal would help address a significant undersupply of student accommodation, reducing pressure on private rental stock and potentially easing rent inflation.

Design and Compatibility

- The scheme follows similar massing to the previously approved residential scheme and is seen by supporters as contextually appropriate.

Sustainable Transport

- No car parking spaces are proposed, avoiding increased traffic congestion. Provision of cycle parking encourages sustainable travel.

Economic and Employment Benefits

- Construction would provide jobs and contribute to the local economy. Future residents would support nearby shops and services

Consultations

Public Health – Contaminated Land	- No objection subject to condition
Flood Risk Management	- No objection
SEPA	- No objection
The Coal Authority	- No objection, subject to conditions.
Scottish Water	- No objection.

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

Site and Description

Site Context and Constraints

The application site comprises an irregularly shaped parcel of land located within the Hillhead area of Glasgow's West End, extending to approximately 0.2 hectares. The site is positioned immediately adjacent to the eastern bank of the River Kelvin, and access is currently taken from Otago Lane to the west. The site is presently overgrown with vegetation and contains areas of rubble and debris, and is enclosed by hoarding which restricts access to the rear of the tenement properties along Otago street.

The topography of the site slopes downwards from west to east towards the river, which presents significant design and engineering challenges. The River Kelvin forms the site's eastern boundary and is designated as a Site of Importance for Nature Conservation (SINC). The river corridor is part of a broader green network and riparian route and contributes to the ecological sensitivity of the area. Parts of the site also lie within a SEPA-defined flood risk area.

The site is bounded to the west by Otago Street which is occupied predominantly by three and four-storey blonde sandstone tenements. There is one red sandstone tenement to the north of the application site. The north-east site boundary is formed by the River Kelvin, beyond which is the northern portion of Kelvingrove Park which includes the car park serving Kelvinbridge Subway Station.

Along the southern boundary, facing Otago Lane, is a row of two-storey mews properties containing a mixture of commercial uses and a total of 5 residential flats above. Otago Lane occupies the southern portion of the site, running east from Otago Street before it terminates adjacent to the top of the river bank. A pedestrian footway leads down the northern side of the lane abutting the gable end of 77 Otago Street. This footway continues to the access point into the car parking area behind the flats. The lane widens out at its eastern end incorporating parking spaces in more modern brick setts. The residential accommodation of the mews flats is at first floor level with fenestration predominately to the front and rear facing either onto the lane or the communal courtyard to the rear (between the mews property and the terraced properties fronting Gibson Street). There is a window on the gable of a rear unit which faces towards the river.

The wider area is characterised by a mix of residential, educational, and commercial uses, typical of the West End context. To the east of the mews and still on the south boundary of the application site is a large block of student accommodation (Unite building) which occupies the site of a former tenement on Gibson Street. This building extends into what would have been the backcourt of the former tenement meaning it projects northwards along the edge of the River Kelvin. This building, at the corner of Gibson Street and the river, was erected with a higher datum than adjacent tenements and retains this height as it continues along the river frontage to its northern edge abutting the application site.

The site is located within the Glasgow West Conservation Area. While there are no listed buildings on the site itself, it is situated near designated heritage assets and is surrounded by a historically significant urban context. The site has high public transport accessibility, with several bus routes in close proximity and the Kelvinbridge Subway Station located nearby.

Key constraints shaping the proposed development include the site's varied topography, location within the Glasgow West Conservation Area, potential flood risks from the nearby River Kelvin, and the ecological sensitivity of the riparian corridor. These factors have guided the design to ensure it respects the surrounding buildings, landscape character, and environmental conditions.

Planning History

Historically, much of the application site has been previously developed, with mapping and records indicating built structures occupying the majority of the site since the early 20th century. In particular, a large single-storey building with an undercroft adjacent to the River Kelvin remained in place until the early 1980s. A garage and bakery also previously extended from Otago Street into the site during this period. Due to the sloping topography, buildings that fronted Otago Street appeared two to three storeys high, while presenting three to four storeys towards Otago Lane and the river.

Planning permission was first granted in 1988 (Ref: 88/01057/DC) for the erection of 89 residential units, including blocks of four, six, and four storeys fronting Otago Street, the River Kelvin, and Otago Lane respectively. The site was cleared in 1989, and mine consolidation works were undertaken, which were deemed sufficient to implement the permission.

In 1997, permission (97/02080/DC) was granted for the erection of 48 flats with associated parking and landscaping. This scheme resulted in the brick-faced flatted development currently occupying 65–77 Otago Street.

Subsequent applications have sought to redevelop the remainder of the site, many of which were either withdrawn or refused. In 2010, a major scheme (10/01128/DC) proposing 142 units and commercial space was withdrawn following neighbour objections. A revised application (10/03061/DC), potentially contrary to City Plan 2 Policy DEV 11 (Greenspace), was approved in December 2012 subject to conditions and a Section 75 agreement. This permisisonwas renewed in 2016 (15/02781/DC) under the same terms.

Several Section 42 applications were made between 2015 and 2019, seeking amendments to the original 2010 permission. These included proposals to increase flat numbers (15/02891/DC) and changes to access (19/01763/FUL). However, some of these were either withdrawn, refused, or declined for determination.

The most recent full planning application (19/00592/FUL), for the erection of 49 residential units, was refused under delegated powers in November 2021 on the grounds of non-compliance with Policies CDP 1 (Placemaking) and CDP 9 (Historic Environment), citing impacts on daylight, amenity, and refuse arrangements.

Following a Local Review Body appeal (22/00003/LOCAL), the application was approved on 5 September 2023 subject to 42 conditions and a legal agreement. The Committee concluded that the proposal would deliver much-needed housing, return a long-vacant brownfield site to active use, and contribute positively to the amenity and character of the area, aligning with the spatial strategy of the City Development Plan

Recent site works

Site hoarding has been erected along the application site's boundary to Otago Lane. Thus, there is no current vehicular access to the car park to the rear of 65-77 Otago Street or to the eastern end of Otago Lane.

Earlier this year the applicant undertook site preparation works to enable discharge of conditions and subsequent implementation of the planning permission (which was approved at Local Review Body (22/00003/LOCAL)

As part of this, clearance of vegetation was undertaken. This included removal of shrubs, scrub and trees which had previously been identified for removal to facilitate the approved development. The tree works were outwith both the River Kelvin Citywide Site of Importance for Nature Conservation (C-SINC) and the formal Green Corridor.

Thereafter the applicant commenced the removal of non-native invasive species required by Condition 9 and undertook supplementary boreholes to determine ground conditions on site per Condition 4.

Pre Application

The applicant has engaged fully with Glasgow City Council through the pre-application process, during which a number of planning, legal, and design matters were raised. These included the need to address obligations under the extant consent (22/00003/LOCAL) and associated Section 75 agreement, particularly around shared amenity space and access, along with compliance with key policies including NPF4, the City Development Plan, and student accommodation guidance. Environmental constraints such as the site's location within the C-SINC, River Kelvin Green Corridor, and Flood Risk Area were also key considerations.

As the application is designated as Major in the hierarchy of Development they were required to undertake a period of Pre-application Consultation which included public events and the opportunity for making comments on the emerging proposal. A Pre-Application Consultation Report has been submitted capturing the comments made and how the applicants have proposed to respond to these in the detailed development proposal.

Following this, the applicant has submitted a full planning application that addresses these concerns by clarifying the planning strategy, providing updated design proposals with improved amenity space, active frontages, and landscaping, and demonstrating compliance with legal obligations and policy requirements. The application includes detailed information on amenity provision, compensatory planting, flood risk mitigation, and student accommodation standards.

Development Proposal

This application seeks full planning permission for the construction of three new student accommodation blocks, providing a total of 152 bedrooms. These include 96 studio units and 56 en-suite rooms in shared cluster flats. The development also includes 1,277m² of indoor and outdoor amenity space, secure cycle parking for 80 bikes, refuse storage, and landscaping works.

The buildings range from six to eight storeys, with heights responding to the topography of the site and its location next to the River Kelvin within the Glasgow West Conservation Area.

Vehicle access would be taken from Otago Street via Otago Lane, but this is proposed to be bollard-controlled, restricting use to emergency and service vehicles. The development prioritises pedestrian access, with new public routes created through the site connecting to the River Kelvin.

A central arrival courtyard and civic space is proposed, to be used by both new residents and the wider community. The buildings fronting onto Otago Lane are designed with active frontages and walking routes through the site to the river have been incorporated. Internally living areas have been oriented where possible to face the river with the intention of taking advantage of daylight and views. Terraces, glazed areas, and riverside seating are included for residents and the public. Green roofs and roof terraces provide additional student amenity space and support biodiversity.

The buildings step down towards the river to reduce visual impact, with additional planting and public seating along the riverbank to improve accessibility and environmental quality.

Block A

Block A is located on the south side of Otago Lane, beside existing mews properties. It rises to six storeys and contains 28 student rooms (25 cluster rooms and 3 studios). Ground floor space is used for communal facilities. Access to the rear of the building is provided via a secure galvanised mild steel gate, between the existing mews properties and the proposed building which leads to a private backcourt area containing enclosed refuse and cycle storage, with capacity for five cycles. Due to the constrained nature of the specific plot, no external amenity space is provided specifically for Block A; however, residents will have access to wider communal landscaped areas elsewhere within the development. The building’s footprint and orientation have been developed in response to the site's constraints and conservation context, with materiality, massing and elevation treatment designed to respect the adjacent built form and maintain a high standard of visual and functional quality. The north elevation which fronts Otago lane has been activated by large glazed openings at ground floor level serving amenity spaces, creating visual transparency and surveillance. In the upper floors, regular bays of window openings are arranged consistently, with a projecting glazed stairwell providing a legible vertical feature. Hard and soft landscaping is proposed which create an interface with the proposed landscaped courtyard. The east elevation, facing the river, is more open, with large windows and balconies to improve views and daylight

The building uses light-coloured brick, precast detailing, and aluminium-framed windows, matching Blocks B and C for a consistent appearance. Along Otago Lane, a glazed feature with patterned brickwork adds visual interest.

Block B

Block B sits in the middle of the site, rising from five to seven storeys to respond to the changing ground levels. It contains a mixture of studio and cluster flats (20 Cluster and 31 Studio), with internal amenity space (which is publicly accessible) and support spaces on the ground floor. The building footprint is relatively compact, with its massing broken up through stepping at the upper levels and recessed balconies to reduce overall bulk and scale when viewed from the River Kelvin and neighbouring streets.

The north elevation has recessed balconies, large windows, and projecting bays. The ground floor is partially set back due to the slope, with planting along the riverside helping to screen the building.

The west elevation faces which fronts the landscaped courtyard includes clearly marked entrances and tree planting to create a welcoming frontage.

The south elevation steps down to five storeys and includes regular window bays and planting at ground level to provide privacy and reduce visual impact.

The east elevation, facing the river, includes recessed balconies and double-height windows. The building steps back at higher levels to reduce its scale. While it includes landscaping and green roofs, it does encroach into the existing green corridor, reducing some natural riverside space.

Materials are consistent with the rest of the development, using brick, concrete detailing, and metal cladding. Green roofs and terraces provide ecological value and help soften the riverside edge.

Block C

Block C is the largest of the three buildings and is located at the northern end of the site. It ranges in height from five to seven storeys (eight storeys to the river which incorporates a lower level floor) and accommodates 73 self-contained studio flats, including eight accessible units. A range of communal facilities—such as a gym, cinema, and study rooms—are provided at lower ground floor level. In addition, a 326m² roof terrace on the fifth floor offers dedicated outdoor amenity space for residents.

The south elevation includes stepped profiles to follow the terrain and rises to seven storeys. The ground floor includes glazing and planting to reduce the appearance of scale.

The north elevation is partly screened by existing mature trees, which will be retained. The upper floor is set back and finished in darker materials to reduce its visual impact.

The east elevation, facing the river, includes recessed balconies, large glazed areas, and roof terraces with planting. The upper levels step back to minimise scale and visual dominance.

Materials are in line with Blocks A and B, using textured light-toned brick, precast elements, and aluminium windows. The design aims to provide high-quality amenity for students while integrating with the riverside and conservation area setting

The development provides a total of 152 student bedrooms across three blocks, with a mix of studio units and en-suite cluster rooms. Block A contains 28 rooms (3 studios and 25 cluster rooms), Block B provides 51 rooms (20 studios and 31 cluster rooms), and Block C contains 73 studios, including eight accessible units.

Each block includes a range of amenity spaces to support student wellbeing, including a combination of internal and external residential amenity areas, as well as shared communal spaces. In total, 1,277m² of amenity space is proposed across the development.

Secure cycle parking for 80 bicycles is also included, distributed across the three blocks, alongside dedicated waste and recycling storage.

The breakdown is shown in the table below:

Block	**Block A**	**Block B**	**Block C**	**Total**
Studio	**3**	**20**	**73**	
Cluster	**25**	**31**		
Total	**28**	**51**	**73**	**152**
Residential Internal Amenity	**31sqm**		**122sqm**	**1**
Residential External Amenity		**137 sqm**	**326sqm**	
Shared Amenity Space	**533sqm (external)**	**128sqm (internal)**		
Total	**564sqm**	**265sqm**	**448sqm**	**1,277sqm**
Cycle Parking	**14**	**26 (13 stands)**	**40 (20 stands)**	**80**
Recycling/ Waste Management				
Total	**28**	**51**	**73**	

Across the site, the proposal introduces new shared public and resident amenity spaces, including an arrival courtyard and landscaped seating areas that provide views over the River Kelvin and foster community interaction. Active frontages along Otago Lane and within the communal courtyard improve natural surveillance and engagement with the street.

The materiality proposed, Light textured brick, darker brick plinths, bronze PPC metalwork, and precast string courses, ensures a coherent architectural language that complements the wider conservation area. The stepped massing strategy, terraces, and green roofs soften the visual impact and increase biodiversity, supporting the ecological importance of the River Kelvin green corridor.

The application incorporates some off-site works outside the redline boundary, which relate to elements previously approved under Local Review Body planning reference 22/00003/LOCAL. These works include the provision of three car club spaces, five parking spaces for mews parking, shared amenity space, and a new bin store and collection arrangement for the existing residents of 66-75 Otago Street. Delivery of these off-site works will be secured through the imposition of planning conditions and a Section 75 agreement. These matters will be discussed in more detail later in the report, within the relevant sections

Specified Matters

Planning legislation now 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

A Preliminary Ecological Appraisal has been provided.

iii. a design statement or a design and access statement

A Design and Access Statement has been provided.

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

Air Quality Impact Assessment
Daylight, Sunlight and Overshadowing Report
Drainage Strategy
Energy Statement (including Statement on Energy)
Flood Risk Assessment
Heritage and Townscape Note
Preliminary Ground Investigation Report
Noise Impact Assessment
Transport Assessment

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

The legal agreement for the PBSA development includes several key planning obligations: payment of an open space contribution linked to existing residential contributions; delivery of essential residential works such as a bin store, mews parking spaces, and access road before construction commencement; provision of three car club parking spaces and free memberships for existing residents; maintenance of shared amenity space accessible 24/7 to both student and existing residents; formal bin collection arrangements with a nominated manager; exclusive mews parking with secure access; occupation rules requiring full-time student use for most of the year with limited tourist use outside term time; and a strict management regime to ensure safety, cleanliness, and accessibility of communal areas. These obligations are designed to balance the needs of the new student accommodation with those of existing residents and local policies.

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

Policies

The proposal is required to be assessed against the Development Plan. The Development Plan is comprised of National Planning Framework 4 and the Glasgow City Development Plan.

National Planning Framework 4

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. There relevant NPF4 policies covered in the below assessment are as follows:

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 19 Heat and cooling
Policy 20 Blue and green infrastructure
Policy 22 Flood risk and water management
Policy 23 Health and safety
Policy 27 City, town, local and commercial centres

City Development Plan

The Glasgow City Development Plan was adopted on 29th March 2017 and is supported by a suite of Supplementary Guidance. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated Supplementary Guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies. The relevant Policy and Supplementary Guidance is as follows:

CDP 1 The Placemaking Principle
CDP 2 Sustainable Spatial Strategy
CDP 4 Network of Centres
CDP 5 Resource Management
CDP 6 Green Belt and Green Network
CDP 7 Natural Environment

CDP 8 The Water Environment
CDP 9 Historic Environment
CDP 10 Meeting Housing Needs
CDP 11 Sustainable Transport
CDP 12 Delivering Development

SG 1 The Placemaking Principle
SG 2 Sustainable Spatial Strategy
SG 4 Network of Centres
SG 5 Resource Management
IPG 6 Green Belt and Green Network
SG 7 Natural Environment
SG 8 The Water Environment
SG 9 Historic Environment
SG 10 Meeting Housing Needs
SG 11 Sustainable Transport
IPG 12 Delivering Development

ASSESSMENT AND CONCLUSION

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

The issues to be taken into account in the determination of this application are therefore considered to be:

a) whether the proposal accords with the statutory Development Plan; and
b) whether any other material considerations (including objections) have been satisfactorily addressed.

A) DEVELOPMENT PLAN

Given the scale and potential impact of the proposal, it is important to consider that national context which helps guide decision making at local level.

National Planning Framework 4

National Planning Framework 4 was adopted on 13 February 2023. The application has been assessed against the relevant policies below.

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

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

Comment: The application site comprises a brownfield site and thus the development of the site will recycle and optimise the existing land asset by redeveloping a vacant site. The proposal has been developed from an early stage to ensure energy efficiency and ensure carbon reduction targets will be met and the proposed PBSA blocks incorporate renewable technologies to minimise emissions from the development.

A Sustainability Statement has been submitted as part of the application which concludes that the development meets gold hybrid requirements, and the inclusion of Low and Zero Carbon Generating Technologies which implements heating systems with zero direct emissions.

A condition is suggested to secure the submission of a Whole Life Carbon Assessment for each of the proposed block and a subsequent outcome report to demonstrate adherence to the assessment aims and targets.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all 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: Given the scale of the site, the proposals incorporate a range of measures to enhance biodiversity. As part of the proposals, extensive landscaping and public open space is proposed. In addition, blue/green roofs are proposed to each of the blocks and cycle stores.

A Biodiversity Enhancements Plan has been submitted as part of the application which identifies a number of areas within the site for biodiversity enhancement including biodiversity meadow planting, various hedgehog houses, bird boxes and insect hotels as well as native hedgerows and woodland trees. On this basis, and associated to the ongoing work to tackle invasive species throughout the site, it is considered that the proposed development accords with Policy 3 and will provide significant biodiversity enhancements on site.

Policy 4 Natural Places aims to protect, restore and enhance natural assets making best use of nature-based solutions. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.

Comment: The development supports Policy 4 by enhancing the Site's biodiversity through targeted habitat improvements for plants, birds, bats, and urban wildlife, while protecting the adjacent river's river species and otters. It maintains ecological connectivity within the urban green network. Long-term management and maintenance plans ensure these benefits are sustained. Overall, the proposal promotes nature-based solutions in line with NPF4

Policy 6 Forestry, woodland and trees aims to protect and expand forests, woodland and trees.

Comment: The proposed development will require the removal of several trees located in the southern portion of the site. These trees have been assessed as predominantly non-native ornamental species, self-seeded scrub, or ash trees affected by ash dieback, and are considered to have a low Safe Useful Life Expectancy (SULE). In accordance with Landscape Layout Drawing No. 2406-RFL-XX-XX-DR-L-0001, the development includes a comprehensive landscaping strategy incorporating new tree planting, woodland mitigation, and appropriate tree protection measures to retain key tree groups at the site boundaries. The proposed landscaping scheme is designed to compensate for tree loss and enhance the site's overall green infrastructure and biodiversity value.

Policy 7 Historic Assets and Places seeks to protect and enhance 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 site is located within the Glasgow West Conservation Area but does not contain or directly affect any listed buildings or other designated heritage assets. The development has been assessed against the Glasgow West Conservation Area Appraisal, and no key views or heritage features identified in the appraisal would be adversely impacted.

While the proposed buildings exceed the height of adjacent properties, their design, materials, and massing respond to the surrounding built context, which includes a mix of building heights and architectural styles. The reinstatement of a defined building line along Otago Lane contributes positively to the lane's urban form.

The use of light and multi-tone brickwork has been selected to provide a contemporary but contextually appropriate response to the surrounding sandstone buildings, with an emphasise on natural tonality.

The proposal aligns with previous planning approval which was considered to respect the area's architectural character without adversely affecting the understanding or experience of the conservation area or its setting.

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 will see the redevelopment of a long-term vacant site at a sustainable location with the Glasgow West End which will provide investment and revitalise a brownfield site within the city and supports the aims of the policy.

Policy 12 Zero Waste aims to encourage, promote and facilitate development that 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: The proposed development involves the regeneration of a brownfield site currently comprising hardstanding and overgrown vegetation, supporting the reuse of existing land infrastructure. A Sustainability Statement accompanies the application, demonstrating commitment to the waste hierarchy by prioritizing reuse and recycling of materials. This approach minimizes waste, reduces demand for virgin resources, and lowers embodied carbon emissions. Therefore, the proposal aligns with Policy 12(a)–(c) of NPF4.

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 adequately mitigate any impact on local public access routes

Comment: The proposed development prioritizes sustainable travel in line with Policy 13 by being car-free and providing 80 secure cycle parking spaces, including external Sheffield stands, in accordance with SG11 guidance. The highly accessible urban location is well served by public transport, including nearby bus and subway links connecting to University campuses and the wider area.

The development benefits from proximity to the Kelvin Cycleway, offering safe, direct cycling access to Hillhead and Glasgow University. The Transport Statement confirms that the proposal supports walking, cycling, wheeling, and public transport, reducing reliance on unsustainable travel modes.

Overall, the proposal meets the relevant criteria of Policy 13 by ensuring accessibility, supporting existing sustainable transport networks, and providing safe, convenient cycle parking.

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

Comment: The proposed development complies with Policy 14 of NPF4 by demonstrating alignment with the six qualities of successful places. It promotes health and wellbeing through its accessible location near the University of Glasgow, communal amenity spaces, car-free design, and provision of cycle parking, encouraging active travel.

The proposed development includes a comprehensive landscaping scheme comprising internal and external amenity spaces, green roofs, and blue infrastructure to support sustainable drainage. Areas of the site that will be publicly accessible are designed with glazed frontages to enhance passive surveillance. The development is integrated into existing active travel infrastructure, with direct connections to local walking and cycling routes and proximity to established public transport links, supporting sustainable modes of travel.

The development design presents a contemporary response to local architectural character through its scale, massing, and material palette. The proposals incorporate sustainability measures including energy-efficient design, responsible material selection, and construction methods that allow for flexible internal layouts the enable adaptability. The site also supports the principles of Local Living and the 20-Minute Neighbourhood by offering walkable and cycle-accessible connections to nearby higher education institutions, shops, services, and other local amenities.

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: The proposed development is located within a highly accessible location within close range of a number of amenities and services. Within a 20 minute walk, residents will be able to access the wide range of amenities, services and employment opportunities within the West End, supporting the aims of the policy.

Policy 19 Heating and Cooling seeks to ensure that proposals in close proximity to a Neat Network Zone are designed and constructed to connect to a heat network or can be retrofitted to provide a connection. The policy also offers support for development proposals with buildings that will be occupied by people, 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 proposed development is not located within a proposed or committed heat network. As the buildings are all residential in nature, they have been sustainably designed in terms of their thermal values and heating requirements and controls.

Policy 20 Blue Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this. Proposals incorporating new or enhanced blue and/or green infrastructure are expected to provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

Comment: The proposed development integrates blue and green infrastructure as an essential design element. Green roofs are included on the flat roofs to enhance visual amenity, increase biodiversity, and soften the building's interface with the adjacent tree-lined riverbank. The landscaping strategy incorporates rain gardens and other blue infrastructure features to manage and treat surface water onsite, reducing runoff and contributing to sustainable drainage.

The design builds upon existing blue and green infrastructure connections and avoids any overall loss, helping to protect the wider local network as set out in the Council's Open Space Strategy. Plans are in place to make sure these features are properly looked after in the long term, with funding and maintenance arrangements secured to support their continued role in improving the site's environmental quality and resilience.

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. Exceptions to this apply, including the redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice (part iv of part a). Additionally, the applicant will be required to demonstration that;

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes; • the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change. Furthermore, where flood risk is managed at the site rather than avoided, development proposals will also require:
- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure.

Comment: Part of the proposed development site lies within an area identified as having a 10% annual probability of fluvial flooding (1 in 10 year event). In line with National Planning Framework 4 (NPF4) Policy 22, which promotes flood avoidance as a first principle, an exception is considered appropriate under part (a)(iv), as the site constitutes previously developed land within a built-up area identified for positive reuse. A robust and site-specific Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA), both self-certified and independently verified, have been submitted to demonstrate that long-term safety and resilience can be secured. These assessments confirm that all sources of flood risk have been fully understood and addressed through mitigation, without reducing floodplain capacity, increasing risk elsewhere, or necessitating future flood protection schemes. Following receipt of additional information and modelling clarification, SEPA has withdrawn its initial holding objection and confirmed that the proposal complies with the principles of Policy 22.

Similarly, Glasgow City Council's Flooding Officer has accepted the FRA and DIA and recommends approval subject to conditions, including the implementation of sustainable urban drainage systems (SuDS), floor levels set above flood levels with additional freeboard, and safe access/egress routes. The development incorporates flood-resistant construction, allows for future climate adaptation, and will not increase the risk of surface water flooding to the site or surrounding area. All drainage will be managed sustainably, ensuring the development remains safe and functional during flood events.

Policy 23 Health and safety aims to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

Comment: The proposal is not considered to raise health and safety issues. The application is accompanied by an Air Quality Assessment which has considered the air quality impact on the local environment from both the construction and operational phases of the proposed development. Whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place.

The Air Quality Assessment considers the site suitability for residents and concludes that the operational phase of the development will not have a significant impact upon the existing air quality and future occupants are not predicted to be exposed to poor air quality.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features and mitigation measures.

The application site is in a sustainable location encouraging walking and cycling by the enhanced connections through the site. The proposals will also provide various private and public amenity areas which will facilitate exercise, play, community growing and general community interaction.

Conclusion (NPF4)

Having assessed the development against the aims of NPF4, the proposal is considered to be in accordance with NPF4 policies and its objectives.

Glasgow City Development Plan

Note on application of Interim Planning Guidance

IPG 12 Delivering Development was published when the City Development Plan was adopted in 2017. Its aim was to provide interim guidance on infrastructure requirements prior to the adoption of SG 6 Green Belt and Green Network and SG 12 Delivering Development.

The Council adopted SG 6 and SG 12 on 9th September 2024. The methodology for calculating open space requirements is now contained within SG 6, which replaces the previous approach set out in both IPG 6 and IPG 12. In recognition that some planning applications would overlap both approaches, the Council has allowed a transition period to smooth the implementation of the supplementary guidance. This transition period provides the Council with discretion to determine which approach is appropriate where planning applications or pre-applications have undergone work under the previous guidance.

This planning application was validated on 6th September 2024 and pre-application dialogue preceded this, prior to the adoption of SG 6 and SG 12. Therefore, the approach set out in IPG 6 and IPG 12 has been applied in this instance.

Policy CDP 1 The Placemaking Principle and SG 1 The Placemaking Principle

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.

SG1, Part 2 provides detailed assessment criteria for development. In particular, it provides guidance for residential developments and on matters relating to detailed design, layout, building materials, amenity provision, waste and recycling storage and energy efficient buildings. All new development in Glasgow should be primarily design led and should be determined by the nature of a site, the wider site context and the City's broad urban design objectives.

Policy CDP 1: The Placemaking Principle aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will 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.

Sustainable Development

SG 1 Part 2, Section 1 *'Sustainable Development – Energy Efficient Buildings'* identifies that resource efficient design is a key contributor in the placemaking approach, and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources.

Comment: The proposed development adopts a resource-efficient, sustainable design approach in accordance with SG 1 Part 2, Section 1, incorporating a range of energy efficiency measures and environmental interventions aimed at minimising energy consumption and reducing CO_2 emissions. Key features include green roofs, which enhance insulation, promote biodiversity, and support sustainable drainage; and the integration of Sustainable Urban Drainage Systems (SUDS) into the landscaping strategy to mitigate surface water runoff and improve water management. The orientation and massing of the buildings have been carefully designed to maximise natural light and ventilation to habitable rooms, thereby reducing reliance on artificial lighting and mechanical systems. Additionally, the use of modern construction techniques and materials ensures compliance with, or exceeds, current energy performance regulations, contributing to a lower carbon footprint throughout the building's lifecycle. The development also promotes active travel through the provision of cycle storage and its car-free design, aligning with Glasgow's sustainable transport and climate goals. Collectively, these measures demonstrate a strong commitment to sustainability and align with the overarching aims of CDP 5: Resource Management, as well as CDP 1 and SG 1.

Residential Development

SG10 directs applicants proposing student accommodation to the guidance on flatted residential development contained within SG 1 Section 2 which will 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.

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

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

Comment: The proposed development is design-led and has evolved in response to the site's specific characteristics, including its varied topography, riverside setting, conservation area context, and previous approval for a similar residential scheme. The design has been informed significantly by earlier planning decisions and developed through detailed site analysis which has resulted in modest modifications in form and layout from the previously granted development.

The application site lies within the Glasgow West Conservation Area and occupies a visually and environmentally sensitive location on the eastern bank of the River Kelvin. In recognition of this, the proposed development adopts a stepped massing strategy that follows the natural slope of the site and minimises visual impact on both the river corridor and the surrounding built environment. The architectural language employs a consistent palette of high-quality materials; light-toned brick, precast detailing, and PPC cladding these have been selected to reflect the context and ensure integration with the surrounding tenement fabric and adjacent student accommodation.

The development comprises three purpose-built student accommodation blocks providing a mix of cluster flats and studios. While the proposed cluster flats and studio bedrooms predominantly feature single-aspect layouts, this approach is considered acceptable and justifiable in this context. The site's constrained and irregular shape, bounded by the River Kelvin and existing built fabric, limits the ability to provide full dual-aspect accommodation without significantly compromising unit yield and efficient land use. Given that the development is purpose-built student accommodation, the internal living patterns differ from conventional housing, with students typically spending limited time in their rooms during the day. This is mitigated by the provision of shared internal amenity spaces which includes gym, cinema, and study facilities as well as accessible external communal areas such as landscaped courtyards and river viewing platforms. The proposed single-aspect units have been designed with appropriate orientation and generously sized window openings to ensure sufficient levels of daylight and natural ventilation. River-facing rooms also benefit from open outlooks that contribute to residential amenity.. The proposal is considered to align with the aims of SG1 Part 2 in delivering a high-quality, sustainable, and contextually appropriate form of student housing.

Density, Scale and Massing

The application site is located within the Glasgow West Conservation Area and has this heritage context been fundamental considerations throughout the assessment of this application. To help demonstrate the impact this proposal will have on the Conservation Area a Heritage Impact Assessment has been submitted alongside the planning application, which assessed the proposal against the proposal with the conservation and against the heritage assets within the vicinity. Further detailed assessment of the historic environment is provided under NPF4 Policy 7 and Policy SG9 Historic Environment, and is therefore not duplicated in this section.

The proposed development adopts a contextual approach to massing and scale, responding to the site's topography and Conservation Area setting. The buildings are stepped down towards the River Kelvin, creating a more graduated transition in height and reducing visual impact from key viewpoints. While the upper storeys will be visible above the Otago Street tenements, the overall scale has been carefully moderated to avoid dominating adjacent buildings or undermining the character of the Glasgow West Conservation Area. The design is consistent with the principles established in the previously approved scheme and represents an improved design concept, with enhanced articulation, materiality, and integration with the surrounding environment. The use of a stepped profile, varied rooflines, and sensitive detailing ensures the development sits comfortably within its context and reflects a design approach that has been accepted in similar approved developments across the site.

The layout and form of the development respects established building lines and the architectural rhythm of surrounding tenement housing. Setbacks and landscape treatments along Otago Lane are incorporated to reduce the visual and physical impact on the public realm, whilst providing appropriate privacy and defensible space for ground floor units. The proposal promotes pedestrian activity and improves the amenity of Otago Lane, enhancing connectivity and public realm quality.

In accordance with SG 1, the appropriate residential density has been determined by careful consideration of the following general principles:

a) Location;
b) Context and setting;
c) The scale and massing of adjacent buildings; and
d) Public transport accessibility and active travel opportunities.

The proposed development aligns with key placemaking principles by delivering a purpose-built student accommodation scheme that balances density with the surrounding heritage context and urban fabric. The site is a brownfield location that has remained vacant for a number of years, and its redevelopment presents an opportunity to reintegrate this underused land into the urban environment. Bringing this site back into active use would enhance the vitality and character of the area, supporting compact urban growth and contributing positively to the local streetscape. The site benefits from strong accessibility, promoting sustainable modes of travel through secure cycle storage and pedestrian-friendly connections. The proposal is consistent with the guidance set out in SG1 and supports the broader objectives of Policy CDP 1 in promoting sustainable, well-connected, and vibrant neighbourhoods

Daylight and sunlight

SG1 (Placemaking) requires new development to be assessed against the Building Research Establishment's (BRE) guidance "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". This applies to both the internal performance of the proposed development and its impact on neighbouring properties. Specifically, three sequential tests are used to assess whether daylighting impacts are acceptable: the 25 degree angle test, the Vertical Sky Component test and the No Sky Line test. This sequential approach represents the standardised test for assessing daylighting impacts on habitable rooms. SG 1 defines a habitable room as 'all rooms other than halls, landings, bathrooms, toilets and small utility rooms.'

Assessment:

The applicant has submitted a detailed daylight and sunlight assessment (April 2025), including analysis of the 25 degree angle test, the Vertical Sky Component (VSC) and the Average Daylight Factor. Further testing using the Illuminance, Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) was also included

Impact on Neighbouring Properties:

The simplest test is the 25 degree test. This requires a section to be drawn in a plane perpendicular to each affected window of the building and measure the angle to the horizontal. If this angle is less than 25 degrees for the whole development then it is unlikely to have a substantial effect on daylighting to the existing building. If the angle is more than 25 degrees then further assessment is required. This concluded the multiple windows on the existing Otago Street tenement would be affected. There would be a lesser impact on the windows of Gibson Street and Otago Lane buildings.

The next sequential test is the Vertical Sky Component. VSC is a measure of the amount of light reaching a window and is calculated using computer software. The test measures the existing VSC received to each affected window in the existing building and the reduction in the amount of VSC caused by the proposed building. If the VSC is greater than 27% then enough light is reaching the window of the existing building. If the figure is lower than 27% then, as long as the new figure is no lower than 0.8 times the value of the previous figure the light being received is acceptable and no further assessment is required.

This demonstrated that 167 of the 214 windows tested would pass. Failures included 1 window at 12-14 Otago Lane, 4 windows at 12 Gibson Street, 8 at the building on Otago Lane, 1 on the east gable and 33 at 65-77 Otago Street.

The VSC test results show an improvement compared to the previously approved residential scheme, with compliance increasing from 66% to 78% of neighbouring windows meeting BRE VSC standards. This improvement is largely due to a reduction in the overall scale of the proposed development.

The final sequential test is the No Sky Line test (NSL). NSL is a measure of daylight distribution that separates areas within a room that can receive direct daylight. It does this by modelling a theoretical line on the floor of the room from where the sky cannot be seen (the 'no sky line') based at a height of 1.6 metres (average head height). The more floor that is in front of the line, the better the daylight levels in the room will be. As with the VSC test, the calculation methodology considers a proposed figure that is 0.8 times the existing levels to be an acceptable impact, so a 20% reduction is still considered enough to pass the NSL test.

The applicant's daylight and sunlight addendum include NSL results for 12 Gibson Street, The Mews Building, and a wider Otago Lane sample (80 rooms), all of which are reported as compliant. The report concludes that all neighbouring rooms pass the NSL test. Specifically, the Mews Building is included within the assessed properties and shown to comply.

Although the earlier Vertical Sky Component (VSC) assessment identified several windows failing—including 1 window at 12-14 Otago Lane, 4 windows at 12 Gibson Street, 8 at the Otago Lane building, 1 on the east gable, and 33 at 65-77 Otago Street—these windows are not explicitly listed in the NSL results. The applicant has clarified that the NSL results are presented at the room level, and can confirm that 12 Gibson Street and the windows on Otago Lane and 65 – 77 Otago Street all pass the NSL. However the one window at 12 Gibson Street was omitted from the NSL assessment as it serves a circulation space. Additionally, one window on the Otago Lane east gable and one at 12-14 Otago Lane were omitted due to unavailable internal layouts necessary for NSL evaluation.

For clarity, the applicant confirms that all habitable rooms and assessable windows have been included within the NSL and ADF evaluations. The omission of circulation spaces and windows lacking internal layouts is reasonable and does not affect the overall conclusions relating to impact. Taking this into consideration, it is appropriate to adopt a balanced approach: the omission of these specific windows does not impact the addendum's conclusion that all neighbouring rooms meet the BRE criteria when assessed sequentially.

While the reporting could have been clearer in detailing the treatment of these windows, there is no evidence to suggest that their inclusion would alter the conclusion of compliance. Accordingly, it is accepted that all neighbouring windows, including those noted in the VSC assessment, meet BRE requirements under NSL and ADF

All existing rooms meet BRE requirements for NSL and ADF, ensuring adequate internal daylight.

Turning to sunlight impact, the amount of sunlight that a window receives depends on its orientation as well as any external obstructions. To consider any sunlight effect to surrounding properties, the calculation recommended by the BRE guidance is the Annual Probable Sunlight Hours (APSH). No windows with the neighbouring buildings are assessed against APSH targets, as there are no windows within 90 degrees of south facing and therefore the test does not apply in this instance.

Currently, due to their orientation, all the neighbouring windows/rooms fail to meet the APSH test and therefore there is no difference in the APSH results achieved by the neighbouring buildings pre- and post- development. Thus, the impact of the proposed development on sunlight availability to the adjacent properties is nil

Proposed Development (Internal Performance):

In order to ensure the windows and rooms of the proposed development receive adequate daylight, the daylight and sunlight performance has been tested following the BRE 209 Methodology. The BRE sequential approach requires an initial assessment using the vertical Sky Component (VSC), with any failing rooms subsequently assessed using the illuminance, Method. It is important to note that No Sky Line (NSL) test is not typically applied to proposed buildings, as the illuminance Method, which assesses daylight distribution within the internal room layout, provides a more accurate measure of new developments.

The VSC result demonstrate the following compliance rates:

Block A: 61 of 84 windows comply (73%)
Block B: 112 of 163 windows comply (69%)
Block C: 195 of 298 windows comply (65%)

Overall, 361 of 545 windows (66%) meet the VSC standard. The 184 failing windows are distributed across 85 rooms. When these rooms were tested using the illuminance Method, 72 rooms pass, and 13 rooms failed. Combining both assessments, approximately 94% of rooms within the proposed development comply with BRE daylight standards.

Some inconsistency between the number of failing windows and failing rooms arise because rooms contain multiple windows. Additionally, it is difficult to provide a precise total number of affected bedrooms since rooms vary in the number of windows they contain. Despite these complexities, the overall compliance rate of 94% is considered robust and acceptable.

With respect to sunlight, the proposed development does not achieve full compliance with the Annual Probable Sunlight Hours (APSH) standard. This is primarily due to the layout and orientation of the blocks, with many windows facing north or being partially shaded by surrounding buildings. However, this outcome is not unexpected in a dense urban environment. BRE guidance recognises that achieving full APSH compliance is often not feasible in such contexts, and as such, the results are considered acceptable in planning terms

Comparison with Extant Consent:

The current proposal reduces the height and massing relative to the previously approved scheme.

This design change results in significant improvements for neighbouring amenity, with failures on Otago Street reduced from 52 windows under the previous scheme to 32 windows under the current proposal (a 41% reduction), and failures at 12 Gibson Street reduced from 8 windows to 4 windows (a 50% reduction).

The assessment demonstrates that 361 of 545 windows in the proposed development comply with the VSC test. When the 184 failing windows are considered at room level (85 rooms), a further 72 rooms comply with the Illuminance Method, giving an overall compliance rate of 94% of proposed rooms achieving adequate daylight.

For neighbouring properties, 167 of 214 windows (78%) meet the VSC criteria, with the remaining non-compliance primarily affecting properties at Otago Lane (8 windows), 12 Gibson Street (4 windows), 12–14 Otago Lane (1 window), the east gable (1 window), and 65–77 Otago Street (33 windows). Importantly, the current proposal shows a clear improvement compared to the extant planning permission (Ref: 22/00003/LOCAL), largely due to a reduction in building height by between 1.5 and 2 metres.

Additional testing using the Illuminance Method and Average Daylight Factor (ADF) confirms that all rooms tested within neighbouring buildings (27 out of 27) achieve adequate daylight.

On balance, the development is considered to comply with SG1 and BRE guidance, and is acceptable in daylight and sunlight terms.

Privacy and overlooking

SG 1 requires that there is no adverse impact on existing or proposed accommodation. Windows of habitable rooms should not increase direct overlooking into adjacent private gardens or rooms.

It is inevitable that there will be some level of overlooking between properties within and outwith the proposed development due to its layout, density and inner urban location.

The proposed student accommodation development carefully balances the need for high-density housing with privacy considerations, in line with SG 1 policy requirements. Throughl orientation and spacing of Blocks A, B, and C, the design minimizes direct window-to-window overlooking and maintains sufficient separation distances to protect the privacy of existing and future residents. Stepped building heights, terracing, and recessed balconies further reduce visual intrusion, while extensive native planting and retention of mature trees provide natural screening, particularly along the sensitive river corridor. Controlled public access and pedestrian circulation routes are designed to limit movement near private areas, reinforcing privacy. Although some overlooking is inevitable in an urban setting, the combined use of architectural detailing, landscaping, and site layout ensures that any overlooking does not adversely affect neighbouring properties, achieving a sensitive balance between active frontages, community interaction, and privacy protection.

Amenity

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

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

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

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

Comment: An Air Quality Assessment has been carried out to evaluate baseline conditions and potential impacts arising from construction activities and operational traffic. Although there is a temporary risk of dust emissions during construction, appropriate mitigation measures will be implemented to minimize these effects, resulting in no significant long-term impact on air quality. The operational phase is expected to have minimal impact due to the low volume of associated vehicle trips. Therefore, air quality is not considered a constraint to the development, and no additional mitigation such as mechanical ventilation is necessary. Additionally, a Noise Impact Assessment demonstrates that with suitable design interventions, including enhanced glazing and ventilation, internal noise levels will meet acceptable standards, ensuring no adverse effect on the amenity of neighbouring properties. In terms of community safety, the proposal incorporates generous public realm and private amenity spaces, designed to encourage natural surveillance through overlooking from habitable rooms and ground-floor areas, thereby fostering a safe and welcoming environment for residents and visitors alike.

Detailed Design

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

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

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

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

Comment: The Design and Access Statement identifies a material palette comprising brickwork, masonry detailing, cladding panels, and areas of glazing. The elevations are articulated through recessed openings, coursing, and tonal variation in the brickwork to provide depth and avoid uniformity. The vertical emphasis of fenestration aligns with the proportions of nearby tenement buildings, and the use of green roof elements contributes to a softened roofscape.

The proposed materials are identified as durable and weather-resistant, appropriate to the local climate, and are intended to provide a long-term quality finish. Their tones and textures have been selected to reference the prevailing character of the surrounding West End streetscape while delivering a contemporary interpretation.

On the basis of the submitted details, the materials are considered to be consistent with the requirements of SG1. The proposed palette demonstrates articulation and durability, avoids flatness in the façade treatment, and is broadly compatible with the surrounding architectural character. Final material samples would be required by condition to confirm quality and ensure policy compliance at implementation stage

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: In accordance with SG1 Part 2, Section 7 'Waste Storage, Recycling and Collection', each block will include a dedicated internal bin store to ensure waste and recycling containers are not left permanently on the street, supporting the City's placemaking and amenity objectives. As part of the operational strategy, a nominated service provider will be responsible for transferring bins from each block to a designated collection point, which will be integrated into the proposed hard landscaping strategy. This approach has been designed following dialogue with NRS Waste Management colleagues to minimise the need for waste collection vehicles to reverse or extensively manoeuvre within Otago Lane, thereby reducing potential conflicts with other vehicles and improving overall safety and efficiency. Full details of the servicing and waste management arrangements will be secured and controlled through the Section 75 legal agreement

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

This policy provides a spatial representation of the City Development Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City. The Policy therefore highlights that Spatial Supplementary Guidance will be prepared for these priority areas in accordance with the Sustainable Spatial Strategy.

Key policy criteria include:

- Protecting and reinforcing town centres as the preferred location for footfall generating uses
- Utilising brownfield sites in preference to greenfield sites
- Prioritise the remediation and reuse of vacant and derelict land
- Contributed to the development of vibrant and accessible residential neighbourhoods
- Support higher residential densities in sustainable locations; and
- Contribute towards the development of active travel networks.

Comment: The site is situated outside the specific Strategic Development Opportunity and River Room locations that have detailed placemaking guidance. It lies towards the edge of the Govan and Partick Strategic Development Framework (SDF) area, which primarily focuses on promoting regeneration and development within Govan and Partick. This brownfield site has significant potential to be revitalised, reducing pressure on greenfield sites and contributing positively to sustainable spatial growth. Its location benefits from good public transport accessibility and active travel connections, with pedestrian permeability improved through enhanced site access and landscaped public realm improvements.

The proposal supports placemaking and wellbeing objectives through the incorporation of external landscaping and enhancements to the public realm, complementing the character of the existing urban environment. Taking these factors into consideration, the development is consistent with the aims and expectations of Policy CDP 2 Sustainable Spatial Strategy, supporting placemaking, health and wellbeing, and sustainability objectives within a key regeneration corridor.

CDP 4 & SG 4 Network of Centres

Policy CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by: maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland; protecting and revitalising all Town Centres within the Network; supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres; supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and embracing the principles of placemaking, and building on the strengths of each Centre.

SG 4 seeks to direct town centre uses, like Class 1a (retail, financial, professional and other services) to town centres as the most appropriate accessible location. As part of this it states that proposals for retail use shall be considered in terms of the sequential approach in terms of how they are to be located.

This involves an order of preference of:

1 Town centre (including local centres like Cranstonhill and Yorkhill)
2 Edge of Centre locations
3 Other Retail and Commercial Leisure Centres
4 Out of centre locations that are easily accessible by a choice of transport modes.

Comment: The development supports the objectives of Policy CDP 4 by contributing to the vitality and vibrancy of the surrounding town centre network, particularly the nearby Glasgow City Centre and adjacent neighbourhood centres. While the proposal is primarily for student accommodation, it enhances footfall in the area by increasing the local residential population in a sustainable location, which indirectly supports the economic and social functions of nearby centres.

By directing this form of residential development to a brownfield site close to the City Centre and well-served by public transport, the proposal aligns with the 'Town Centres First' principle, helping to reduce reliance on car travel and encouraging sustainable travel modes. The inclusion of landscaped public realm and pedestrian permeability improvements further supports placemaking objectives and strengthens connections between the development, local centres, and transport hubs.

Although the proposal does not include retail or commercial uses, it complements the network of centres by reinforcing residential uses that underpin the economic and social vibrancy of the City Centre and surrounding town centres.

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: The proposed development has been designed in accordance with the principles of CDP 5 and SG 5, with a strong focus on reducing energy demand and promoting resource efficiency from the outset. Careful consideration has been given to the siting, layout, and orientation of the buildings to maximise natural light and ventilation, thereby reducing the need for artificial heating, cooling, and lighting.

In compliance with the Gold Level standards outlined in the Building Standards Technical Handbook, the development integrates a range of Low and Zero Carbon Generating Technologies (LZCGTs), including air source heat pumps and rooftop solar photovoltaic (PV) panels. These measures will ensure a minimum 20% reduction in carbon dioxide emissions, contributing to national greenhouse gas reduction targets and meeting the policy requirement for on-site abatement.

A detailed Statement on Energy and a Sustainability Statement have been submitted as part of the application. These documents set out the full energy strategy, including passive design measures, use of sustainable materials, and compliance with BREEAM targets, demonstrating the project's alignment with SG 5.

Additionally, waste and recycling provision has been incorporated across the development.

CDP 6 & IPG 6 Green Belt and Green Network

Policy CDP 6 highlights that good quality, well-linked open spaces can help provide a range of benefits, including: amenity; a setting for the urban area; biodiversity; growing spaces; opportunities for active travel; recreation, and flood management. The policy seeks to prevent the loss of open space and ensure that new development is well served by open spaces.

Comment: The application site lies within a previously developed brownfield area adjacent to the River Kelvin and forms part of the wider Green Network identified along the river corridor. While a portion of the site was formerly designated as part of the PAN 65 Green Corridor (Riparian Route), the proposed development incorporates a comprehensive landscape strategy that enhances green infrastructure and maintains key ecological and visual connections.

In terms of Policy CDP6 and associated guidance SG6 (formerly IPG12), the proposal has been assessed against both the protection of existing open space and the requirement to provide new or enhanced open space to support additional residents. While part of the site lies within a designated Green Corridor (Riparian Route) and former amenity space, the applicant proposes compensatory measures including new amenity space on existing hardstanding, removal of non-native invasive species, and planting of native species. These measures are considered sufficient to ensure there is no net loss of open space functionality. Notwithstanding this, a financial contribution will still be required under IPG12 (as explained earlier in the report) to meet the open space needs of the new population being created. The contribution has been calculated using the Council's open space formula, consistent with the methodology used in the previous approval which secured £110,011, with any on-site amenity provision meeting Council standards taken into account as potential offset.

The scheme includes the creation of new amenity space in areas currently occupied by hardstanding, along with targeted biodiversity enhancements such as native planting, green roofs, and rain gardens. These measures support habitat development and contribute positively to role of the Green Network by providing enhanced public realm, biodiversity value, and opportunities for passive recreation and active travel.

The loss of some existing trees has been mitigated through replacement planting and a long-term management plan for invasive non-native species. The development therefore aligns with the objectives of CDP 6 and IPG 6 by protecting and enhancing the Green Network and delivering high-quality, well-integrated open space as part of the regeneration of this urban brownfield site.

CDP7 Natural Environment and SG7 Natural Environment

CDP7 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 SG7 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; The application site is a brownfield site located adjacent to the River Kelvin, which is designated as a City-wide Site of Importance for Nature Conservation (C-SINC) and forms part of the River Kelvin Green Corridor. While the site itself is not subject to a specific designation within Supplementary Guidance SG 7, the Development Plan promotes a city-wide approach to safeguarding and enhancing biodiversity and the wider natural environment.

An Ecological Assessment has been submitted in support of the application, confirming that the development footprint is of low ecological value, with ecological sensitivity largely associated with the adjacent river corridor. The survey followed the riverbanks and adjacent scrub/tree edge from where the river passes under Gibson Street to the south and as far upstream as practicable. Upstream access was constrained by a high vertical wall and elevated water levels, although this was not considered to significantly affect the results, as badgers and water voles would be unable to access the area. While otters could navigate this section, no resting places were identified.

The assessment focused on detecting any significant changes to habitat and the potential for presence of protected species, with particular attention given to otter, badger, nesting birds (including kingfisher), bats, and water vole (although not previously recorded on site). Nesting bird activity was assessed through visual observation of vegetation and behavioural indicators such as birds carrying nesting materials or vocalising persistently in localised areas. The river corridor was also evaluated for suitability as a resting place for salmon.

The remaining trees on site were found to be unsuitable for bat roosts, and no further bat surveys are considered necessary at this stage based on existing site knowledge. The bin stores were considered for potential but showed no evidence of use. Any future assessments of trees or built structures with potential roost features (PRFs) will follow the Bat Conservation Trust Guidelines, including ground-level inspection and, where accessible, use of ladders, torches, and endoscopes.

The survey also identified the presence of Invasive Non-Native Species (INNS) adjacent to the site, which are to be subject to appropriate treatment and long-term management.

In line with the aims of SG 7, the proposal incorporates a range of biodiversity enhancement measures, including green roofs, rain gardens, wildflower planting, bat and bird boxes, and low-level lighting designed to reduce disturbance to nocturnal species. A Tree Survey and Arboricultural Impact Assessment have identified trees affected by ash dieback disease, with compensatory planting proposed to maintain the ecological function and continuity of the green corridor.

The development footprint avoids intrusion into the most ecologically sensitive areas, and the landscaping and ecological mitigation strategy are proportionate to the scale and nature of the proposal.

In light of the site's proximity to the River Kelvin , it is recommended that a condition be attached to any planning consent requiring the submission and approval of a Construction Environmental Management Plan (CEMP)

CDP8 Water Environment and SG8 Water Environment

CDP8 clarifies that local authorities are required by The Flood Risk Management (Scotland) Act 2009 to manage and reduce flood risk and promote sustainable flood risk management, which will entail working with responsible authorities and stakeholders, such as SEPA, to meet legislative requirements.

This will require action to assess and address flood risk in new development, including restricting development in certain areas of flood risk and designing new development to reduce flood risk at the development site and impact elsewhere. It also entails an assessment of flood risk across the City, as a basis for the identification and implementation of flood risk management measures.

All proposals are required to make satisfactory provision for Sustainable Urban Drainage Systems (SUDS) and to safeguard the development from the risk of flooding. In addition, proposals for new development should ensure that it does not adversely impact on the water environment, does not increase the probability of flooding elsewhere and does not interfere with the storage capacity of the flood plain.

SG8, Section 6 confirms that where flood risks are identified as part of the screening of development proposals, a detailed Flood Risk Assessment (FRA) will be required.

The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. It must demonstrate that the flood mitigation strategy can be delivered, taking on boards the relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

All development identified to be at risk of flooding using the Council Flood Risk Framework, must incorporate a ‘freeboard allowance’ and/or the use of water-resistant materials and forms of construction which must be appropriate to its function, location and planned lifetime.

SG8, Section 7 confirms the Scottish Planning Policy presumption against land raising within a functional flood plain. Any proposed development within a functional flood plain should be designed to be commensurate with the potential flood risk, in line with Section 6, without the need to raise or defend land. Consequently, the majority of development proposed within a functional flood plain (inclusive of fluvial and pluvial flooding) is likely to be inappropriate.

Only in exceptional circumstances will land raising or defence of a functional flood plain be considered for new development. Where land raising or land defending is to be accepted, equivalent compensatory storage plus 10% must be provided and a drainage impact assessment will be required to demonstrate that there will be no increase in water level of the relevant watercourse. To ensure safe means of access and egress, land raising should not create islands of development.

The exceptional circumstances in which the Council may consider land raising or defence of a functional flood plain, in support of new development, include:

- Critical infrastructure
- Major regeneration projects
- Recreational facilities (sports fields, golf courses, cycleways etc.)
- Where this would have a neutral or positive effect on the probability of flooding elsewhere.

Comment: The application is supported by a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA), which have been independently verified and accepted by both SEPA and Glasgow City Council's Flooding Officer. While part of the site lies within an area identified as having a 1 in 10-year fluvial flood risk, an exception to the general presumption against development in such areas is justified under NPF4 Policy 22(a)(iv), as the site constitutes previously developed land within a built-up urban area allocated for regeneration.

The FRA confirms that the development will not increase flood risk on-site or elsewhere and that mitigation measures, including raised floor levels with appropriate freeboard and sustainable urban drainage systems (SuDS), will ensure long-term safety and resilience.

Proposed SuDS features include porous paving, underground attenuation tanks, a landscaped rain garden, and a pumped foul drainage system. These measures will reduce both peak surface water runoff and overall discharge volume, in line with SG 8.

The proposal does not result in land raising within the functional floodplain, avoids any reduction in flood storage capacity, and allows for safe access and egress during flood events. As such, the development complies with the requirements of CDP 8 and SG 8 and supports sustainable flood risk management as required by the Flood Risk Management (Scotland) Act 2009.

CDP 9 & SG 9 Historic Environment

The desirability of preserving and enhancing the character of Conservation Areas will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.

Proposals for infill developments in or affecting the setting of a Conservation Area must preserve and enhance the special character and appearance of their historic context by using high quality design and materials. Significant views into and out of the Conservation Area must be protected.

Comment: The application site lies within the Glasgow West Conservation Area and is adjacent to listed buildings. In line with Policy CDP 9 and Supplementary Guidance SG 9, the applicant has submitted a Heritage Impact Assessment (HIA) and a Design and Access Statement which set out how the proposal responds sensitively to its historic context.

The proposed scale, massing, and siting are consistent with the previously approved scheme (Ref: 19/00592/FUL), with a reduced building height and minimal footprint changes. The development continues the building line on Otago Street (Block A) and reinstates the edge of Otago Lane (Block B), respecting the established urban form.

The HIA concludes that any potential impacts on the setting of listed buildings are of low magnitude. The proposal preserves key views into and out of the Conservation Area and is considered to enhance the local townscape through high-quality design and materials. Landscaping measures, including green roofs and native planting, further contribute to the quality of the public realm.

In respect of archaeology WOSAS have advised that there is no objection and no requirement for any control through condition.

The development also presents opportunities for public benefit in line with NPF4 Policy 7, including heritage recognition through interpretation or naming of buildings based on the site's historic uses (e.g. the former livery yard and bakery).

On this basis, the proposed development is considered to comply with Policy CDP 9 and SG 9, preserving the character and appearance of the Conservation Area and respecting the setting of nearby heritage assets.

SG10 Meeting Housing Needs - Student Accommodation

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 supplementary guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance acknowledges the significant contribution students make to the City's economy, social mix, vitality and vibrancy. It seeks to ensure the provision of high quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

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

Locational Criteria

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

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

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

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

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

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

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

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

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

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

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

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

Comment: The application site lies to the west of the University of Glasgow, in a mixed-use area comprising mainstream residential, HMOs, commercial uses, schools and university buildings. Analysis of density identifies that the surrounding area is primarily residential in character with interspersed retail and commercial uses, particularly at the ground floor of tenement buildings along Gibson Street and Great Western Road. The prevailing tenemental form translates to a relatively high density and sustainable local population as illustrated in census figures below.

The 2022 Census confirms a total household population of 5,567 across 2,598 households within the 400m buffer. Given the variety of uses within the area, and the continuing role of mainstream housing, it is considered that the proposal can be accommodated within what is an existing area of high residential density without undermining the overall residential character.

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

Comment: The Council's figures identify the following confirmed PBSA stock within the 400m radius:

- 8 Gibson Street – 93 bedspaces
- 261 West Princes Street – 103 bedspaces
- 388 North Woodside Road – 114 bedspaces
- Willowbank Primary School – 178 bedspaces
- 333 Woodlands Road – 79 bedspaces (permission in place, limited implementation to date)

This equates to 567 existing PBSA bedspaces (or 646 including 333 Woodlands Road if delivered). When set against the 2022 Census residential population of 5,567, PBSA currently accounts for approximately 10% of the total population.

On balance, while the proposal will increase the proportion of population living in PBSA, the increase is considered to be balanced, particularly in the context in close proximity to the University of Glasgow main Campus.

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

Comment: The site is well served by local services and infrastructure. It is within walking distance of the University of Glasgow campus, Kelvinbridge Subway station, bus routes along Great Western Road, and a wide range of facilities including shops, cafes, and community uses. The surrounding area includes both residential and educational functions, and the development would contribute to sustaining the vitality and viability of this mix.

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

Comment: SG10 encourages provision of public-facing ground floor uses to promote community integration. While the proposal does not include new retail or commercial units, it incorporates landscaped riverside amenity spaces, courtyards and external seating areas that will enhance the public realm and encourage passive community engagement. Internally, communal student facilities such as study areas, a gym, and social spaces are provided, though these are primarily for residents' use with 128 sqm internal shared amenity space accessible to the residents and public. Given the lane context and limited footfall, the suitability of introducing commercial or public uses at ground floor is limited. Notably, none of the previously approved schemes included commercial ground floor uses, and it would be questionable whether increasing public traffic down the lane beyond the existing commercial premises and access points is appropriate. Therefore, the enhanced external amenity and active frontages along the River Kelvin are considered a positive contribution to community integration without compromising the character and function of the lane.

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).

Comment: The proposed purpose-built student accommodation (PBSA) has been designed to fully respond to its local context and integrate sensitively into the surrounding community, in line with the City Development Plan's requirements.

a) The development incorporates active ground floor uses, which are accessible to the public and will generate footfall, thereby enhancing vibrancy and community engagement in the area.
b) It provides publicly usable open space through enhancements to the public realm along the adjacent River Kelvin corridor, contributing to improved civic space and recreational opportunities for both residents and the wider public.

c) The built form is sensitive to the local architectural vernacular and heritage, with careful consideration of building arrangement, height, massing, and materiality to ensure compatibility with the existing townscape and to enhance the character of the area.

d) The scale and density of the development have been designed to be appropriate and compatible with the existing townscape, ensuring that any high-density or taller elements sit comfortably within the surrounding urban fabric.

e) A whole-life design approach has been adopted, featuring flexible floorplates and adaptable building design that enable future internal reconfiguration to alternative uses, such as mainstream residential or commercial, subject to planning permission. This ensures the development is future-proofed and resilient to changing demands over time.

Overall, the proposal successfully balances immediate functional requirements with long-term flexibility and contributes positively to the regeneration and repopulation of the area.

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

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

Comment: The scheme is arranged in three blocks of varying height and massing, with a mix of studios (70%) and cluster flats (30%). Updated amenity figures (April 2025) confirm provision of 1,277 sqm in total, equating to 8,4 sqm per bedspace (152 PBSA beds). This exceeds the SG10 requirement of 5sqm per bed. Provision includes:

- Internal private amenity (residents only) – 153 sqm
- Internal shared amenity (residents & public) – 128 sqm
- External private amenity (residents only) – 290 sqm
- External shared amenity (residents & public) – 533 sqm

Facilities include gym, study, cinema, games lounge, kitchen/dining, roof terraces, and landscaped external spaces. This represents a good balance between private and shared amenity, and the publicly accessible external elements support wider community integration.

Mixed Tenure Detailed Guidance
In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over certain thresholds will be required to deliver a proportion of mainstream residential accommodation as set out in the table below. As part of this requirement, a vertical mix of mainstream residential and PBSA will only be accepted where it can be demonstrated that the development design is such that there will be no conflict or harm to amenity between the different uses. The minimum proportion of mainstream accommodation required is scaled and will be dependent on location and the size of the site as set out in the table below:

Comment: The application site does not meet the threshold which requires a portion of mainstream residential accommodation to be provided on site.

Amenity Criteria
Proposals must demonstrate that:

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

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

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

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

Comment: SG10 requires student accommodation proposals to demonstrate both a mix of accommodation types and the provision of high-quality amenity space at a minimum of 5sqm per bedspace.

Mix of accommodation types: The scheme delivers a blend of cluster flats (30%) and studio units (70%), reflecting a variety of needs and preferences within the student population. No family accommodation is proposed, but given the scale and nature of the scheme in this location, this is considered acceptable.

Amenity space standards: The updated April 2025 figures confirm provision of 1,277 sqm of amenity across 152 bedspaces, equating to 8.4sqm per bedspace. This exceeds the SG10 minimum requirement.

Internal provision: Includes dedicated study areas, a gym, cinema room, games lounge, and shared kitchen/dining facilities. These spaces are purpose-designed for communal use and are proportioned appropriately. Importantly, no circulation or reception areas have been counted towards the total, in line with SG10 guidance.

External provision: Includes landscaped courtyards, riverside public realm, seating areas, and roof terraces. Of the total, 533 sqm of external amenity is designed as shared/publicly accessible space, supporting community integration.

Refuse/recycling: Dedicated facilities are incorporated in accordance with SG1: Placemaking standards.

Sustainable transport: Cycle storage provision is included onsite and will be secured by condition to ensure compliance with SG11: Sustainable Transport.

Overall, the proposal exceeds the quantitative requirement for amenity and demonstrates qualitative compliance through the provision of a diverse range of communal facilities. The mix of internal and external spaces, alongside publicly accessible elements, ensures that the scheme meets the expectations of SG10 in full.

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

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

Comment: The submitted plans confirm that cluster bedrooms range from 13.3–14.7 sqm, in line with the minimum requirement. The studio flats range from 17.6–25 sqm. While a small proportion of studios fall marginally below the 18 sqm threshold, the majority exceed this standard, and the scheme overall offers significantly enhanced communal amenity.

On balance, the mix of studios and cluster flats, combined with the overprovision of amenity, means that the proposal broadly complies with SG10 space standards and delivers an acceptable quality of accommodation.

Statement of Need

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

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

Comment: A *Student Need and Demand Assessment* (Cushman & Wakefield, 2024) and supporting evidence from *Homes for Students* suggests a city-wide PBSA shortfall of over 27,000 beds informed by analysis of ratios of beds to overall student numbers. It goes on to state The University of Glasgow student population has grown by 50% since 2016/17, creating acute pressure in the West End where the unmet need is estimated at around 20,000 beds.

The analysis states that over one-third of Glasgow's students rely on the private rental market, with around 7,000 dwellings occupied by students citywide. The applicant contends that provision of PBSA at Otago Lane will also reduce HMO reliance and free up stock for mainstream use. While no formal letter of support has been provided by the University of Glasgow, the independent evidence submitted by the applicants suggests demand remains.

The Policy makes it clear that it is for the applicants to demonstrate demand levels. The Council's own data sets out that there is a pipeline of applications under consideration, permissions granted and development under construction amounting to 16,000 beds. Associated to this the City Development Plan 2 Evidence Report sets out that there is a shortfall of beds of between 6,000 and 7,000.

The intention for the need assessment set out in the policy is to seek to ensure there is not an oversupply. At the moment this does not appear to be the case, although the pipeline figures suggest that there is a risk going forward. There are various issues that make predicting future demand for accommodation more difficult including market tolerance, operational issues and geo-political factors. There is evidence that the transition to implementation of permission is varied and it is inevitable that not every permission granted will actually be built as this is typical of the planning process where the market responds to demand.

A holistic assessment allows for consideration of all factors in concluding whether there is a risk around oversupply. Two factors that are important in considering the level of risk are, whether there is an over concentration in the immediate vicinity, as set out earlier in the policy assessment. In this case, the application's effect of creating 10% local population living in PBSA is considered to be relatively low when compared to other locations in the city, particularly given the site's proximity to the University of Glasgow. This, aligned to the applicant's own analysis around the specific location suggests that this particular development would be likely to be sought after by students seeking proximity to the University and therefore suggest that it would achieve occupancy. Notwithstanding this, there is the "safety net" position that the development could be repurposed into residential development. In this case, having previously been granted for residential development with relatively limited alterations being introduced to switch to PBSA, it is clear that the development could be readily converted to residential use with limited implications and to a level that the Council has recently supported.

On balance therefore, it is considered that the case regarding supply can be supported.

Management & Security Criteria

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

a) The general operations and maintenance of the building and site;
b) Consideration of how the impacts of conduct of occupants will be managed;
c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;
d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;
e) Consideration for arrangements for the moving in and moving out of occupants;
f) Consideration of arrangements to ensure the well-being of residents; and
g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

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

CDP 11 and SG 11 Sustainable Transport

CDP 11 policy aims to ensure that the city is characterised by sustainable and active travel. It supports the development of car-free housing on suitable sites. New developments are required to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network.

SG 11 supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on the provision of parking in new development.

With regards to Cycle Parking, for mainstream Residential 1 space per unit is expected. Visitor parking to be provided at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking provision is provided communally. Student Flats/Halls of Residence require 1 space per 2 staff and residents.

Comment:

Access and Sustainable Travel

The proposed development is located in a highly accessible part of the city, with excellent access to public transport, active travel routes, and local amenities. This aligns with Policy 13 of National Planning Framework 4 (NPF4), which encourages sustainable and low-carbon travel choices, particularly for higher-density developments in well-connected urban locations. Given its proximity to Kelvinbridge Subway Station, nearby bus services on Great Western Road and Gibson Street, and walking routes along the River Kelvin, the site is considered very well served by sustainable transport infrastructure.

In line with CDP 11 and SG 11: Sustainable Transport, the proposal promotes active and sustainable travel modes through site layout and design. The development includes new pedestrian routes through the site, connecting Otago Lane to the River Kelvin and improving permeability and accessibility. These new routes will benefit from active frontages and passive surveillance, contributing positively to the wider area’s pedestrian environment and enhancing community safety.

Cycle Parking

Cycle parking provision has been calculated in accordance with SG11: Sustainable Transport, which requires 1 cycle space per 2 residents/staff for Purpose-Built Student Accommodation (PBSA). The proposed development will accommodate 152 students (28 in Block A, 51 in Block B, and 73 in Block C), along with 4 on-site staff members based at Block C. This results in a total of 156 users, generating a policy requirement for 78 cycle parking spaces. The proposal includes secure internal cycle storage within each block, with capacity to meet this requirement, as well as external visitor cycle stands. This level of provision supports active travel and aligns with the policy aims of promoting sustainable, low-carbon transport options for new developments

Car Parking

The development does not include general car parking for residents, in accordance with the aims of SG 11 and the site’s location within a Controlled Parking Zone. The low-car nature of the development is considered appropriate given the site’s high public transport accessibility, proximity to essential services, and the growing market demand for car-free student accommodation. Furthermore, residents will not be eligible for on-street parking permits.

To support sustainable alternatives, the applicant will provide three dedicated car club spaces and one year’s free membership for existing residents at 66–75 Otago Street, secured through the Section 75 agreement. These measures will promote shared vehicle use and reduce the need for private car ownership.

Servicing

Servicing for the development, including deliveries and refuse collection, has been carefully considered to minimise disruption. Each block will contain internal bin stores, and a nominated management company will present bins to a dedicated collection point integrated within the hard landscaping strategy. This reduces the need for vehicles to reverse or extensively manoeuvre within Otago Lane, addressing safety and accessibility concerns raised through the design process. The approach aligns with the objectives of SG 11 and CDP 11 by ensuring efficient servicing and waste operations with minimal impact on surrounding uses.

Overall, the development supports the objectives of CDP 11 and SG 11 by promoting sustainable transport, minimising car reliance, improving walking and cycling connections, and providing appropriate servicing and waste management infrastructure. The location, design, and transport measures are consistent with national and local policy aims and contribute to the delivery of a sustainable, well-integrated development.

CDP 12 & IPG 12 Delivering Development

CDP 12 sets out the policy context for development contributions. It aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location.

IPG 12 supports CDP 12 by providing guidance on the contributions that developers will be expected to make to ensure that the City's infrastructure can accommodate new development.

Open space

As detailed under CDP 10 and SG 10 above, the amenity requirements for the PBSA accommodation will be met in full on-site. No off-setting contributions are required from this element of the development.

B) OTHER MATERIAL CONSIDERATIONS

Public comments are a material consideration that should be taken into account when assessing planning applications. In summary, a total of 21 representations were received including 4 letters of support, 17 objections (including Hillhead Community Council).

Traffic, Access, and Parking

Comment: A Transport Assessment demonstrates that the car-free nature with no dedicated car parking, in line with sustainable transport policies. Cycle parking is provided throughout the site to encourage active travel. Vehicular access is limited to service and emergency vehicles only, with bollards restricting general traffic beyond a set point. This approach minimizes congestion, ensures safe access near Otago Street/Gibson Street, and addresses traffic-related concerns. Whilst there is a risk that occupants may wish to own a car, the infrastructure being implemented will seek to ensure that the priority is to reduce car ownership and encourage residents to take advantage of alternative and more sustainable travel options.

Scale, Height and Overdevelopment

Comment: The buildings' scale and height have been carefully designed and discussed through pre-application engagement. Taller blocks are positioned strategically away from sensitive neighbours, and the stepped massing responds to the site's topography. Upper floors are set back, and terraces and green roofs soften the visual mass, reducing the perceived height and mitigating overshadowing. A Townscape and Visual Impact Assessment (TVIA) submitted with the application demonstrates that the height of the structures would not make them prominent in the wider urban context, confirming that the development integrates appropriately with the surrounding townscape. Furthermore, the application includes publicly accessible external amenity areas within the landscaped courtyard, featuring seating areas, wildflower and raingardens, and viewing decks overlooking the River Kelvin, which enhance the public realm and reinforce the development's sensitive integration with the local environment.

Impact on Conservation Area and Townscape

Comment: The architectural design, including light-toned brickwork, precast concrete detailing, and PPC cladding, has been developed to respond to the Hillhead Conservation Area context. Active frontages, landscaped courtyards, viewing decks, and communal amenity areas, including wildflower and raingardens, enhance visual quality and public engagement while providing high-quality, functional spaces for residents.

Daylight, Sunlight, and Visual Amenity:

Comment: A detailed Daylight and Sunlight Assessment has been undertaken, demonstrating that the proposed development respects the amenity of surrounding properties. Where comparisons are made to previous planning approvals, the assessment shows that the updated scheme maintains or improves daylight levels, with the majority of windows exceeding recommended VSC targets. Separation distances, stepped massing, and orientation of windows ensure acceptable sunlight penetration and privacy for neighbouring residents.

Impact on Conservation Area and Listed Buildings:

Comment: The site lies adjacent to the Hillhead Conservation Area. Stepped massing, careful material selection, and retention of mature trees ensure the development integrates sensitively. A Visual Impact Assessment confirms that key viewpoints and nearby listed buildings are not adversely affected, preserving the character and setting of the surrounding area.

Environmental and Ecological Concerns:

Comment: Mature trees are retained where possible, and biodiversity is enhanced through green roofs, native planting, and landscaped river corridors. Sustainable drainage systems mitigate potential construction runoff, protecting the River Kelvin and local wildlife. The scheme avoids sensitive C-SINC areas while strengthening the ecological value of remaining green spaces.

Contamination and Health Risks:

Comment: Site investigations, including the Coal Mining Risk Assessment, inform appropriate remediation strategies. Construction will comply with strict dust, noise, and contamination controls to safeguard residents, workers, and neighbouring properties. An Air Quality Assessment confirms that operational and construction impacts are minimal with mitigation measures in place

Refuse and Servicing:

Comment: Bin storage is located in secure, accessible areas, separated from pedestrian paths and businesses. Servicing arrangements have been developed in collaboration with NRS Waste Management and align with previous approvals and local waste policies, ensuring collection efficiency without impacting existing properties or neighbours

Construction Impacts:

Comment: A comprehensive Construction Management Plan will be implemented, including dust suppression, noise control, and safe access measures, to minimize disruption to residents and businesses during the build phase.

Student Accommodation Policy and Housing Needs

Comment: The policy assessment sets out the position regarding PBSA need and acknowledges the risk around over provision. Therefore is no specific policy relating to affordability of PBSA therefore it is not possible to impose a requirement upon applicants. However it is reasonable to assume that greater supply should supress rentals as future inhabitants are able to choose from more options.

In respect of repurposing there is an obvious alternative development arrangement of returning to the previously approved residential development that uses a very similar footprint and built form should this be a requirement.

Community and Public Benefits:

Comment: The redevelopment transforms a previously underused site into high-quality student accommodation and public realm enhancements. Landscaped courtyards, seating areas, and viewing

Process and Conditions

Comment: The conditions applied to the previous approval have been considered and used to inform the appropriate suite of conditions attached to this recommendation.

Assessment and Conclusions

The application site is located within an area undergoing positive change, representing an opportunity to bring a long-vacant brownfield site back into productive use. The proposed student accommodation development will deliver high-quality residential buildings with enhanced public and shared amenity spaces, improving connectivity and engagement with the River Kelvin and surrounding community. The scheme respects the site's sensitive context within the Glasgow West Conservation Area and addresses environmental and flood risk constraints through careful design.

Having been assessed against all relevant policies, including the City Development Plan, National Planning Framework 4, and associated supplementary guidance, the proposal is considered to accord with the Development Plan and supports wider strategic aims for sustainable placemaking and regeneration. The off-site works secured through planning conditions and a Section 75 agreement further ensure benefits for existing residents and the local area. No material considerations have been identified that would outweigh the presumption in favour of development. It is therefore recommended that planning permission be granted subject to conditions and a Section 75 legal agreement, as detailed above.

Drawings

Plans

1. 2336-ISA-ZZ-XX-DR-A-PL0002 Existing Site Plan 12/08/2024
2. 2336-ISA-ZZ-XX-CR-A-PL0005 04 Proposed Site Plan
3. 2336-ISA-ZZ-XX-DR-A-PL0001 Existing Location plan
4. 2336-ISA-ZZ-XX-DR-A-PL0036 Refuse tracking Plan 10/6/2025
5. 158879/8101 C Vehicle Tracking GCC Refuse Vehicle 16/7/2024
6. 158879/8104 Vehicle tracking Delivery vans

Block A

1. 2336-ISA-ZZ-XX-DR-A-PL 0016 03 Proposed Elevations
2. 2336-ISA-00-XX-DR-A-PL0006 03 Floor Plans

Block B

1. 2336-ISA-ZZ-XX-DR-A-PL0018 04 Proposed Elevations
2. 2336-ISA-ZZ-XX-DR-A-PL0017 04 Proposed Elevations
3. 2336-ISA-00-XX-DR-A-PL0007 02 Floor Plans

Block C

1. 2336-ISA-ZZ-XX-DR-A-PL0009 02 Upper Levels and Roof Plan
2. 2336-ISA-ZZ-XX-DR-A-PL0008-Ground Floor Plans
3. 2336-ISA-ZZ-XX-DR-A-PL0019 02 Proposed Elevations
4. 2406-RFL-XX-XX-DR-L-0013 Roof terrace layout Block C

1. 23336-ISA-ZZ-XX-DR-A-PL0020 Site Plan Planning application comparison 20/2/2025
2. 23336-ISA-ZZ-XX-DR-A-PL0021 Massing and Scale Planning application comparison 20/02/2025

Landscaping

1. 2406-RFL-XX-XX-DR-L-0003 Soft Landscaping Layout 5/5/2025
2. 2406-RFL-XX-XX-DR-L-0001 Landscaping Layout 25/4/2025
3 Amenity Appendix Rev B April 2025
4 Arboriculture Impact Assessment BS5837:2012 Tree Survey

Conditions and Reasons

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

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

2. No development shall commence until a Phasing Plan has been submitted to and approved in writing by the Planning Authority. The Phasing Plan shall set out the proposed programme and sequencing of all elements of the development
   For the avoidance of doubt, the plan shall include:
   - Details and timings for the provision of off-site requirements including bin storage for existing flats at 65–77 Otago Street, car parking spaces (including five mews spaces and three car club spaces).

   - Details and timings for the implementation and completion of all publicly accessible landscaping works. The development shall thereafter be carried out in accordance with the approved Phasing Plan, and no material variation shall take place without the prior written approval of the Planning Authority.

Reason: To enable the planning authority to monitor the implementation of the development.

3. Prior to the commencement of any works on site, full details of the three car club spaces shown on approved plan 2336-ISA-ZZ-XX-DR-A-PL0005 Rev 04 shall be submitted to and approved in writing by the Planning Authority. These details shall include the location, management, and operational arrangements of the car club spaces. The car club spaces shall be implemented and made operational in accordance with the approved details prior to the commencement of any above ground works associated with the student accommodation.

Reason: In order to promote the use of sustainable transport alternatives and to safeguard the amenity of existing residential mews on Otago Lane.

4. Prior to the commencement of any works on site, details of the bin storage and servicing strategy for the existing flats at 65–77 Otago Street shall be submitted to and approved in writing by the Planning Authority. The submission shall include:

   4.1 Confirmation that the bin store will be implemented in accordance with approved plan 2336-ISA-ZZ-XX-DR-A-PL0005 Rev 04

   4.2 Management arrangements for the use of the bin store

   4.3 Details of the waste servicing strategy, including the designated collection point, the method of moving bins to and from the collection point, and the party responsible for doing so.

   The approved bin store and servicing arrangements shall be implemented in full prior to the commencement of any above ground construction works associated with the student accommodation and maintained thereafter.

Reason: To ensure the proper disposal of waste and to safeguard the environment of residents of 65-77 Otago Street

5. Prior to the occupation of the student accommodation, details of the bin storage and servicing strategy for the PBSA shall be submitted to and approved in writing by the Planning Authority. The submission shall include:

   5.1 Confirmation of the location and design of the bin store as per approved plan 2336-ISA-ZZ-XX-DR-A-PL0036 Rev 04

   5.2 Details of the designated waste collection point for the PBSA

   5.3 The method and timing of moving bins to and from the collection point

   5.4 The party responsible for bin movements and general waste management

   5.5 The approved arrangements shall be implemented in full prior to first occupation and maintained thereafter.

Reason: To ensure the proper disposal of waste and to safeguard the environment of residents of 65-77 Otago Street

6. No development shall commence, until the Construction Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The approved CMP shall include (but not be limited to) the following details:

   6.1 The parking of vehicles for site operatives and visitors
   6.2 Loading and unloading of plant and materials
   6.3 The storage of plant and materials during construction
   6.4 The erection and maintenance of security hoardings (including any decorative displays and facilities for public viewing, where appropriate)
   6.5 Wheel washing facilities
   6.6 Measures to control the emission of noise, dust, and dirt during construction
   6.7 A scheme for recycling or disposal of waste resulting from demolition and construction works
   6.8 Measures to ensure continuous and safe access to all existing residential and commercial properties in Otago Lane during the construction period
   6.9 Temporary refuse and recycling storage for the existing residential flats at 65–77 Otago Street, to be maintained and accessible at all times during construction

6.10 Temporary car parking provision for the existing mews flats in Otago Lane, to be maintained throughout the construction period

6.11 Access arrangements to ensure that refuse collection vehicles and emergency services can access Otago Lane at all times during the construction period

All measures identified in the CMP shall be shown on the annotated phasing plan and maintained in accordance with that plan for the full duration of the construction phase.

Reason: In order to safeguard the amenity of neighbouring properties.

7. Prior to the commencement of any works on site, written details of the steps to be taken to inform the owners and occupiers of the existing premises in Otago Lane and Otago Street of the parking, refuse and recycling storage and servicing arrangements during the construction period and of the timescales for the start and end of each sequence as detailed in the Phasing Plan Construction Management Plan, shall be submitted for the written approval of the planning authority and shall be implemented as approved thereafter.

Reason: In order to safeguard residential amenity.

8. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site.

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

9. The development shall be implemented in accordance with the biodiversity enhancement measures and ecological mitigation identified within the updated landscape plan 2406-RFL-XX-XX-DR-L-003 and the Ecological Assessment prepared by JDC Ecology (dated 12/08/2024). These measures shall include, but are not limited to, the removal of non-native invasive species, native species planting, and habitat enhancement features such as green roofs and rain gardens.

   All measures shall be implemented in full prior to occupation (or in accordance with a phasing plan to be agreed in writing with the Planning Authority) and shall thereafter be maintained in accordance with a long-term management strategy.

   No part of the development shall be occupied until a detailed long-term management strategy for the approved biodiversity and ecological measures has been submitted to and approved in writing by the Planning Authority. The strategy shall include details of responsibilities, management and maintenance schedules, monitoring arrangements, and any necessary remedial measures.

   The development shall thereafter be maintained in full accordance with the approved strategy unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that the biodiversity and ecological enhancements identified in support of the development are delivered on site in accordance with policies CDP6, SG6/IPG12, and NPF4.

10. Prior to the commencement of development, including any site clearance or demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall include, but not be limited to, the following measures:

    10.1 Measures to prevent disturbance to all other protected species during all phases of construction;

    10.2 A timetable for construction works to avoid the bird nesting season (typically March to August inclusive), or alternative mitigation measures if works must be undertaken during this period;

10.3 Protocols for ongoing monitoring of otter activity prior to and throughout construction, with contingencies for mitigating impacts should otters be recorded;

10.4 A lighting strategy that minimises disturbance to nocturnal species, including low-level, directional lighting and timings of illumination;

10.5 A management plan for treatment and ongoing control of Invasive Non-Native Species (INNS) adjacent to the site;

10.6 Details of post-construction ecological monitoring and maintenance for all biodiversity enhancement features, including green roofs, rain gardens, planting schemes, and installation of bat and bird boxes.

10.7 The approved CEMP shall be implemented in full throughout the construction phase unless otherwise agreed in writing by the Planning Authority.

11. Prior to the commencement of above ground construction works 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.

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

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

13. Prior to the commencement of any above-ground construction works for each phase of the development, a detailed landscaping scheme for that phase shall be submitted to and approved in writing by the Planning Authority. The scheme shall include:

13.1 Details of all hard and soft landscaping works, including plant species, sizes, densities, and locations;

13.2 Boundary treatments and a phasing and implementation timetable aligned with the construction programme for that phase.

The approved landscaping shall be fully implemented in accordance with the approved details and timetable prior to the occupation of the relevant phase of the development. For the avoidance of doubt, all landscaping works for the entire development shall be completed prior to the occupation of the final phase.

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

Prior to the occupation of each phase of the development, a landscaping maintenance and management plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details of maintenance arrangements, including watering, replacement of failed planting, and general upkeep, for a minimum period of five years following the completion of landscaping for that phase. The approved maintenance plan shall be implemented in full.

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

14. Prior to the commencement of above ground construction works on site, details of an architectural lighting scheme for the development shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner.

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

15. Prior to commencement of above ground construction works on site, details of positions and types of external public realm lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall be installed prior to occupation of the building and thereafter maintained by the developer/operator of the building.

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

16. Prior to the commencement of works on site, a meeting shall be held on site for the inspection by the Planning Authority of all tree protection measures, in order to ensure they have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or as otherwise agreed in writing by the Planning Authority.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

17. During the period of the works on site quarterly inspection reports, prepared by a suitably qualified professionals on Arboricultural matters, shall be submitted to the Planning Authority for written approval. These reports shall deal with the integrity of tree protection measures, any planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained. No further tree removals shall be carried out without the submission of a tree replacement plan submitted to the Planning Authority for prior written approval.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

18. In the event that bats, otters, or evidence of their presence (such as roosts, holts, couches, spraints, or other signs) are discovered during any stage of site clearance or construction works, all work in the affected area must cease immediately.

    A suitably qualified and licensed ecologist shall be contacted without delay to carry out a survey and provide appropriate advice. No further work shall take place in the affected area until a report has been submitted to and approved in writing by the Planning Authority confirming that All mitigation and monitoring measures shall thereafter be carried out in accordance with the approved details and/or licence requirements.

Reason: To ensure compliance with wildlife legislation and to protect bats and otters, which are European Protected Species under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

19. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

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

20. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

21. No development shall take place until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall:
    - 21.1 include a timetable for its implementation relative to the construction and occupation of the development hereby permitted; and,
    - 21.2 confirm that the surface water discharge rate will be restricted to the agreed figures in the 'Otago Lane – Drainage Strategy Report (March 2025)' document; and,
    - 21.3 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.

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

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

22. All occupied buildings within the approved development must be placed above the minimum finished floor levels, in accordance with the recommendations within the self-certified 'Otago Lane, Glasgow – Flood Risk Assessment (January 2025)' document.

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

23. None of the buildings hereby permitted shall be occupied until the drainage works have been completed in accordance with the approved details.

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

24. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority.

    The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. 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

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

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

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

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

27. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority.

    Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

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

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

29. Prior to the commencement of above ground construction works for each block of the on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas, and; roof areas and surfaces, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building(s) shall be completed in accordance with the approved details prior to occupation of that phase.

Reason: In order to safeguard the property itself and the amenity of the surrounding area

30. Prior to the commencement of above ground construction works for each phase of the development on site, sample panels of the materials to be used on the external elevations of the buildings shall be erected for the inspection by and written approval of the Planning Authority either on site or at another accessible location. Thereafter, the building(s) shall be constructed in accordance with the approved sample panel(s), unless otherwise agreed in writing with the Planning Authority, prior to occupation of that phase.

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

31. Details of the metal balustrades for the proposed balconies and shall be submitted to and approved in writing by the planning authority prior to the commencement of this aspect of the works.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

32. Prior to the commencement of above ground construction works for each phase of the development on site, details of positions and types of external street and public realm lighting for public and private areas, including all adopted and non-adopted areas, and of maintenance and management arrangements for the lighting, shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall be installed and operational prior to occupation oof the development and thereafter shall be maintained in accordance with the maintenance and management arrangements.

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

33. Prior to the commencement of above ground construction works of the development on site, elevational and sectional drawings, details at an appropriate scale of all roof treatments shall be submitted to and approved in writing by the Planning Authority and thereafter implemented in the agreed manner prior to occupation of that phase.

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

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

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

35. For the avoidance of doubt, the internal shared amenity space of the hereby approved student accommodation shall form student amenity space which is accessible to the residents and public. Prior to above ground construction works, detailed plans and a statement outlining the proposed use(s) and access and management strategy for the internal shared amenity space, including hours of access and monitoring/mitigation of noise levels, shall be submitted for the inspection and written approval of the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

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

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

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

37. The external rooftop terraces shall be used only between 0800 hours and 2200 hours daily, unless otherwise agreed in writing by the Planning Authority

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

Advisory Notes to Applicant

1. The applicant should submit confirmation of Technical Approval from Scottish Water to make a surface water connection to their network

2. The applicant is advised to liaise with the Councils Biodiversity team in connection with the installation of Swift bricks within the development.

3. Prior to implementation of this permission, the applicant should contact GCC Neighbourhoods, Regeneration & Sustainability at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Road Construction Consent is required under Section 21 of the Roads (Scotland) Act 1984.

4. The developer should advise each prospective tenant that they will not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.

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

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

8. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.

9. All servicing / parking shall take cognisance of the existing and future traffic regulation orders.

10. The applicant should consult with Neighbourhoods and Regeneration Services - Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.

11. The applicants are reminded of the following policies of Land and Environmental Services (Cleansing):

    REFUSE CONTAINMENT
    It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

    WHEELED BIN REFUSE COLLECTION
    Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.

12. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.

13. Before the use commences, the applicant should, following the testing of the installed ventilation system, submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the installation meets its design specification.

14. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

15. 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.

16. Premises used for the purposes of a food business require to register under the Food Premises (Registration) Regulations 1991. An application form for registration of the premises or change of details of an existing registration can be obtained from Land and Environmental Services (Environmental Health).

17. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 3rd edition 2016. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

18. The applicant should submit confirmation of Technical Approval from Scottish Water to make a surface water connection to their network.

19. The applicant should arrange for the property street number to be displayed on the premises.

20. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.

21. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

22. It is recommended that the applicant should consult with Scottish Fire and Rescue Services concerning this proposal in respect of legislation administered by that body which is likely to affect this development.

23. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

24. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site

25. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Freephone: 0800 7831423 www.ccscheme.org.uk email:enquiries@ccscheme.org.uk

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/SGR/22/09/2025