

Suggested Conditions

Item 7

7th October 2025

01. Permission for the use of the premises as a 24-hour homeless facility is granted for a temporary period of 12 months from the date of this permission. Prior to the expiry of this period, the operator shall submit a report to the Planning Authority reviewing the operation of the facility, including any management issues, impacts on amenity, safety, and street vitality, and any revisions to the Management Plan that have been implemented. The Planning Authority shall then determine whether the use may continue, whether further conditions are required, or whether enforcement action is necessary.

Reason: To allow the Planning Authority to review the operation of the facility in practice, ensure that mitigation measures are effective, and safeguard public safety, amenity, and the vitality of the city centre.

02. No structures, including gazebos or tables, shall be placed on the public footway without the prior written approval of the Planning Authority. Any queuing outside the premises shall be managed in accordance with the revised approved Management Plan to ensure obstruction of the public footway is minimised.

Reason: To protect the safety and accessibility of the public realm and maintain the vitality of the street.

03. The number of overnight occupants shall not exceed 27.

Reason: To ensure the facility operates within the scope assessed and to avoid intensification that could impact safety, amenity, and street vitality.

04. The use of the ground floor for food service or any other purpose shall be in accordance with the approved drawings and Management Plan. Any intensification or permanent external seating/servery shall require prior written approval.

Reason: To control the use of the building, prevent impacts on street vitality, and maintain safe and accessible public spaces.

05. Within 2 months of the date of this decision, the operator shall submit to and obtain the written approval of the Planning Authority for details of refuse and recycling storage areas and bins. The approved storage facilities shall be implemented in full within the 2-month period and maintained thereafter.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development and to safeguard the amenity, accessibility, and appearance of the site and surrounding area.

06. Within 2 months of the date of this permission, the operator shall submit to the Planning Authority for written approval a Management Plan covering queuing arrangement, footway management, safety, staff supervision, and measures to address antisocial behaviour. The Management Plan shall thereafter be implemented in full and reviewed on a quarterly basis, with any revisions necessary to address ongoing issues submitted to and approved in writing by the Planning Authority.

Reason: To ensure the operation does not adversely impact pedestrian movement, public safety, or the amenity of the surrounding area and that appropriate mitigation measures are maintained and adapted in response to experience of the use.

Advisory notes:

1. The operator is encouraged to continue close liaison with Police Scotland, Community Safety Glasgow, and neighbouring businesses and residents to address issues of anti-social behaviour, safety, and amenity. Regular communication and partnership working will assist in managing impacts associated with the operation of the facility.
2. The operator is encouraged to maintain records of incidents and share anonymised data with the Council, Police Scotland, or community partners where appropriate, to support ongoing monitoring of impacts and mitigation.
3. The operator is reminded that all food preparation, handling, and service must comply with the requirements of the Environmental Health (Food Safety) Regulations and should maintain regular engagement with Glasgow City Council's Environmental Health service.
4. The operator is encouraged to engage with City Centre Management initiatives and local stakeholder groups to support wider objectives of safety, vitality, and accessibility in the area.