



**Neighbourhoods, Regeneration
and Sustainability**
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Executive Director
George Gillespie
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Stephen McQuiston
44 Lainshaw Avenue
Kilmarnock
KA1 4RZ

Our ref:
GCC Application Ref:

DECISION
24/01658/FUL

16 October 2024

Item 4

4th March 2025

Dear Sir/Madam

SITE: Site Formerly Known As 663 Balmore Road Glasgow

PROPOSAL: Erection of flatted residential development (12no units) and associated works.

I am obliged to inform you that a decision to refuse your application, **24/01658/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Neil Moran** on direct phone **0141 287 8684**, or email **neil.moran@drs.glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 24/01658/FUL

Erection of flatted residential development (12no units) and associated works.

AT

Site Formerly Known As 663 Balmore Road Glasgow

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposal is contrary to NPF 4 Policy 14 'Design, quality and place' and CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017), in that the proposed development would be an incongruous addition to a prominent main road site and would not reflect the architectural styles of the local area, and the proposal would result in residential development with no external amenity space, reducing the areas for relaxation and recreation which have a positive benefit for the health and wellbeing of future residents. The proposal is not consistent with the six qualities of successful place.
03. The proposal is contrary to NPF 4 Policy 1 'Tackling the climate and nature crises', Policy 2 'Climate mitigation and adaption' and CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017), and the North Glasgow Strategic Development Framework (2023) and CDP 5 & SG 5: Resource Management of the City Development Plan (adopted 2017), in that the proposal has not been demonstrated to be designed to reduce the greenhouse gas emissions from the occupation and use of the dwelling. The proposal has not taken due accord of the requirement for climate mitigation and adaption or given significant weight to the global climate and nature crises.
04. The proposal is contrary to NPF 4 Policy 1 'Tackling the climate and nature crises' and Policy 3 'Biodiversity' and CDP 7 & SG 7: Natural Environment of the City Development Plan (adopted 2017), in that the proposal lacks an ecological appraisal and details of biodiversity enhancements. The proposal cannot be deemed to be giving due weight to the global climate and nature crisis and the proposal would result in the loss of any existing biodiversity.

05. The proposal is contrary to CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017), and the North Glasgow Strategic Development Framework (2023) in that the proposal would increase residential density in an unsustainable location resulting in overdevelopment of the site.
06. The proposal is contrary to NPF4 Policy 9 'Brownfield, vacant and derelict land and empty buildings' in that the proposal has not provided a coal mining risk assessment or site investigation information, and therefore has not demonstrated that the land is or can be made safe and suitable for development.
07. The proposal is contrary to NPF4 Policy 12 'Zero Waste' in that the proposal would not clearly provide for the reduction of waste and waste separation at source. The proposal therefore would not seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
08. The proposal is contrary to NPF4 Policy 13 'Sustainable transport' and CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017), in that the proposal would not provide cycle parking for the residents of or visitors to the proposed new dwellings.
09. The proposal is contrary to NPF4 Policy 22 'Flood risk and water management' and CDP 8 & SG 8 'Water Environment' of the City Development Plan (adopted 2017), in that the proposal has not been adequately screened for flood risk.
10. CDP 12 & IPG 12 'Delivering Development' of the City Development Plan (adopted 2017), in that the proposal is an overdevelopment of the site which results in a lack of amenity for future residents of the development, to the detriment of residential amenity.
11. In the interests of the proper planning of the area, the application contains insufficient information to allow the application to be properly assessed. Specifically the following were not provided: a Coal Mining Risk Assessment, a Statement on Energy, a Flood Risk Assessment, Drainage Assessment, a Primary Ecological Assessment, and an assessment of Biodiversity Net Gain.

Drawings

The development has been refused in relation to the following drawing(s)

1. BRG103 Received 27 June 2024
2. BRG104 Received 27 June 2024
3. BRG105 Received 27 June 2024
4. BRG106 Received 27 June 2024
5. BRG107 Received 27 June 2024
6. BRG108 Received 16 August 2024
7. BRG109 Received 16 August 2024
8. BRG201 Received 16 August 2024
9. BRG102 Received 19 August 2024
10. BRG202 Received 19 August 2024

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority



Dated: 16th October 2024

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that one further application, by the same applicant, for a development of the same character or description, and for the same part of that site (as this refusal) within 12 months of the date of this notice is exempt from planning fee charges.
02. Should, for any reason, the applicant be unclear about the reasons for the refusal of permission in this case, or if further information is desired concerning the reason for refusal, the applicant is requested to contact the planning authority to seek clarification.