



## Planning Applications Committee

**Report by**  
Executive Director of Neighbourhoods, Regeneration and Sustainability

**Contact:** Tabitha Holland **Phone:** 0141 287 6099

**Application Type** Full Planning Permission

**Recommendation** Grant subject to Conditions and S75

<b>Application</b>	24/02889/FUL	<b>Date Valid</b>	03.12.2024
<b>Site Address</b>	138 Hydepark Street Glasgow		
<b>Proposal</b>	Erection of purpose built student accommodation with associated landscaping, amenity, access and other ancillary works		
<b>Applicant</b>	Graham Investment Projects 138 Hydepark Street Glasgow	<b>Agent</b>	Helen Allan Iceni Projects 201 West George Street Glasgow G2 2LW
<b>Ward No(s)</b>	10, Anderston/City/Yorkhill	<b>Community Council</b>	02_031, Anderston
<b>Conservation Area</b>		<b>Listed</b>	
<b>Advert Type</b>	Bad Neighbour Development	<b>Published</b>	13 December 2024

**City Plan**

## Representations/Consultations

### Representations

A total of 11 representations were received, 10 objections and 1 neutral comment.

The matters raised within the representations can be summarised as follows:

- The scale and height of the building is excessive
- Concerns regarding impact on daylight and sunlight to neighbouring River Heights building
- Concerns over accuracy of Daylight Sunlight Report
- Concerns regarding noise, vibration and disturbance
- Impact on residential amenity including privacy and overshadowing
- Negative impact on property value

- Concerns regarding safety including ground stability
- Traffic and parking concerns
- Insufficient local facilities and infrastructure
- Lack of public engagement

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

### **Consultations**

- NRS – City Design - Detailed discussions throughout including joining for in-person and online design meetings with the applicants.
- NRS – Flood Risk Management – No objection
- NRS – Public Health – Contaminated Land – No objection
- SEPA – No objection
- Scottish Water – No objection
- West of Scotland Archaeology – No objection
- Transport – No objection
- Glasgow Airport Safeguarding – No objection

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

## **Site and Description**

### **Site Description**

The application site is located at 138 Hydepark Street located to the west of the City Centre boundary. The site is bounded by Hydepark Street to the east and business and industry uses to the north and west. Immediately to the south there is the River Heights residential development with Lancefield Quay (A841) and the River Clyde located beyond.

The site is a vacant brownfield site which extends to approximately 0.119 hectares and was previously occupied by a 4 storey office building which has recently been demolished.

A number of large scale regeneration developments are also located within the vicinity of the site, with the recently completed build to rent Platform development and under construction mixed use Central Quay and City Wharf developments to the east and the recently approved Lancefield Quay development to the west.

### **Planning History**

18/02627/FUL – Planning permission was issued for the erection of residential development (build to rent), associated access, landscaping and car parking at the application site in 2025 following the conclusion of the S75 legal agreement.

### **Pre-Application Process**

A formal pre application enquiry relating to the proposed development was submitted in March 2024. Pre-application discussions have been held which presented an early design of the proposal and discussed their design rationale against the background of a previously approved development proposal for this site. A series of meetings and workshops were held with GCC Planning Officers and the applicant's design team with a particular focus on the massing, height and boundary relationship of the building.

As the proposal represents a National Development by virtue of the site's position within the Clyde Mission river corridor, a Pre-Application Consultation (PAC) Report has been submitted, which shows

the statutory requirements for community consultation have been met. It summarises the consultation undertaken, the pre-application feedback received and the applicant's response.

## **Proposal**

The application seeks planning permission for the erection of a purpose-built student accommodation building which includes internal and external amenity spaces and associated works.

The building extends to 25 storeys in height and a total of 410 beds are proposed with a mix of self-contained studios and cluster flats. The accommodation is split into 236 studios and 174 cluster flats. Each studio will contain a desk, bed with in-built storage, bathroom pod, wardrobe, kitchenette and breakfast bar and range between 18sqm and 41sqm. All cluster flats are en-suite bedrooms which are above the minimum floor area set out in SG10 at 15sqm and include an adjoining shared living/dining/kitchen space for each set of cluster flats.

The proposal includes a range of internal and external amenity spaces. The ground floor has an entrance foyer and seating area with a separate resident's lounge, as well as reception space and staff facilities. The proposal will provide secure cycle storage within the building at ground floor level which can be accessed both internally from the building and externally from the lane to the rear. A cycle hub is also proposed at ground floor. No on-site car parking is proposed.

The first floor is almost entirely dedicated to internal amenity space which includes a games area, cinema, group study area, lounge and breakfast area, karaoke room, e-games room, fitness room, social laundry and quiet study room.

On the second floor, provision for further internal amenity space is made for a communal lounge, kitchen and dining area, as well as private dining space opening onto a west facing external amenity deck. Further external and internal amenity spaces are located at level 11 and at level 25 where there is a further internal amenity space.

Residential accommodation begins at the second floor with a mix of clusters and studios at each floor which is set back from the west above first floor level to create the large external roof terrace. Above the 11<sup>th</sup> storey, a 7 metre setback to the south distinguishes the lower levels relationship with the neighbouring building to the south with the setback occurring where the building meets the River Heights roof line. There is also a set back of 6m to the north which extend to 9 metres at the second floor.

In term of the design, the building has been designed with three zones, the base, midsection and crown.

The frontage of the development on the eastern elevation will be activated at ground and first floor levels through the large expanses of glazing across the main entrance and reception areas as well as internal amenity spaces located on the lower floors. Inactive sections of the building area including plant, emergency exits, bike store and bin store access have been strategically located on the south and north elevations.

The building materials comprise ceramic cladding and black scalloped large format panels, with black concrete horizontal elements intersecting every third floor. A curved glass corner is proposed where the south and east elevations meet. The crown will continue the scalloped panels and rounded corners of the previous floors with decorative metalwork to screen the plant.

## **Specified Matters**

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

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

#### **i. an environmental statement**

Not applicable

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

Not applicable

**iii. a design statement or a design and access statement**

A Design and Access Statement has been submitted with the proposal, covering public consultation; context; proposed uses; proposed building design; amenity; landscape; and sustainability.

**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)**

The following documents have been submitted in support of the application:

Planning Statement; Pre-Application Consultation Report; Student Accommodation Need Assessment; Locality Analysis Report; Townscape and Visual Impact Assessment; Design and Access Statement; Energy and Sustainability Statement & Energy Statement Proforma; Preliminary Environmental Risk Assessment; Draft Student Management Plan; Transport Assessment and Travel Plan; Flood Risk Assessment; Drainage Assessment; Preliminary Ecology Assessment and Biodiversity Enhancement Report; Daylight Impact Assessment; Wind Microclimate Assessment; Environmental Noise Assessment; and Air Quality Screening Assessment.

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

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

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

These Regulations enable Scottish Ministers to give directions.

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

Not applicable

**ii.**

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

Not applicable

**2. restricting the grant of planning permission**

Not applicable

**iii.**

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

Not applicable

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

Not applicable

**Policies**

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

**Policy 1** Tackling the Climate and Nature Crises

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

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. 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.

<b>CDP 1 / SG 1</b>	The Placemaking Principle
<b>CDP 2 / SG 2</b>	Sustainable Spatial Development
<b>CDP 5 / SG 5</b>	Resource Management
<b>CDP 6 / IPG 6</b>	Green Belt and Green Network
<b>CDP 7 / SG 7</b>	Natural Environment
<b>CDP 8 / SG 8</b>	Water Environment
<b>CDP 11 / SG 11</b>	Sustainable Transport
<b>CDP 12 / IPG 12</b>	Delivering Development

## Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Act, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. In dealing with an application, the Planning Authority shall have regard to the provisions of the Development Plan so far as material to the application and to any other considerations.

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

- (a) Whether the proposal accords with the Development Plan; and
- (b) Whether any other material considerations have been raised during the application process to outweigh the provisions of the statutory Development Plan.

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

## National Planning Framework 4

Considering NPF4, the relevant policies are outlined below.

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

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

**Comment:** The application site comprises a previously developed brownfield site and thus the development 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 carbon reduction targets will be met. The application demonstrates that the gold standard sustainability level can be achieved and the development uses Low and Zero Carbon Generating Technologies (LZCGT) including Air Source Heat Pump (ASHP) technology which will meet the entire heating demand of the proposed student accommodation. The building has been designed to also ensure it is capable of accommodating alternative uses to ensure the building is adaptable in future if required.

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

Major developments, and development that requires an Environmental Impact Assessment, will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

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

**Comment:** The application proposal has been screened and does not constitute EIA development. A Preliminary Ecological Appraisal and Biodiversity Net Gain assessment has been submitted as part of the application which demonstrates that the proposed development will achieve a net gain in biodiversity as the base level on site is currently zero. The report sets out opportunities for biodiversity net gain including insect blocks, bug hotels and bird nest boxes. The proposals are considered to be in accordance with Policy 3.

**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 proposals will see the redevelopment of a vacant brownfield site, bringing it back into active use and therefore accords with Policy 9.

**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 previous building on the site has already been demolished and therefore the principle of demolition and the waste hierarchy cannot be considered as part of the current application process.

However, the proposed development involves the reuse and regeneration of a derelict brownfield site which aligns with the aims of Policy 12.

The building will be designed to minimise embodied carbon and operational carbon emissions and ensure that building material, components and products can be disassembled and re-used and/or repurposed at the end of their life cycle. A condition will be imposed requiring further reporting on these aspects of the development.

**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 application site benefits from a range of public transport modes, amenities and services within the surrounding area and the site is also located within walking distance of Glasgow City Centre and nearby stations including Anderston and Exhibition Centre. Given the nature of the development, no parking is proposed which is considered acceptable given the sustainable location. Cycle parking will also be provided at ground floor level.

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

**Comment:** The detailed design of the development is considered elsewhere within the report. The proposal is considered to deliver the six place-making principles, having been designed to address both the opportunities and constraints of the site to bring a brownfield site into active use, incorporating high quality architecture, materiality and energy efficiency.

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

**Comment:** The application is supported by a Locality Analysis which demonstrates that the application site is within a sustainable, accessible location close to a range of amenities, services and public transport.

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

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

**Policy 19 Heating and Cooling** seeks to ensure that proposals in close proximity to a Heat 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 development is situated within the “West 1” primary heat network development region as indicated in the ‘Glasgow Local heat and energy efficiency strategy 2023’. The application is supported by an Energy and Sustainability Statement which states that this zone has the potential for heat extraction, however, this is not considered an appropriate technology for the proposed development as the carbon benefit is negligible due to the rapid decarbonisation of the electricity grid. The development proposes to use high efficiency Mechanical Ventilation with Heat Recovery (MVHR) in winter to limit the heating energy consumption and to be more sustainable. Space heating is to be provided via a centralised Low Temperature Hot Water (LTHW) system that uses Air Source Heat Pump (ASHP) technology with domestic hot water provided by the same ASHP system.

**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:** Surface water will be attenuated and discharged at a controlled flow rate to the combined sewer overflows (CSO’s) on Lancefield Quay. The implementation of SuDS will attenuate flows from the proposed development and reduce peak discharge and volume of surface water offsite to the combined network. In addition, the surface water drainage proposals will include blue roof arrangements and a degree of cellular storage under the access road to the north of the building.

**Policy 22 Flood Risk and Water Management** aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure and seek to minimise the area of impermeable surface.

**Comment:** The application is supported by a Flood Risk Assessment and Drainage Impact Assessment which demonstrates that the site does not lie within the 200-year floodplain or the 200-year plus climate change floodplain of the River Clyde. The site is not considered to be at a high risk of surface water flooding, however, finished floor levels for residential accommodation have been designed above the recommended requirements and designing the ground floor with a 0.49m freeboard and in a flood resilient manner. The site is also not considered to be at significant risk from sewer or groundwater flooding. In this regard, SEPA and GCC Flood Risk Management have offered no objections to the proposal.

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

**Comment:** The proposal is not considered to raise health and safety issues. The proposal is accompanied by a Air Quality Assessment and Noise Impact Assessment, considered within the report below, which conclude that there will be no significant impact upon existing residents nor future student residents with, appropriate mitigation measures being applied during construction and operational phases.

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

**Comment:** The proposal will deliver an active use on the site and therefore will bring residents, activity and increased footfall to the area. The proposal will assist in delivering economic development and



therefore meets the objectives of this policy. The Design and Access Statement also explains a range of economic benefits arising from the development including 517 direct construction jobs, 163 indirect jobs over the build period, £85m direct and indirect GVA over the build period and £3.77m resident expenditure per year.

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

### **Glasgow City Development Plan**

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

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

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

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

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

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

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

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

**SG 1 'Placemaking'** supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city. This comprises two parts - Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

#### **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:** A range of measures to achieve energy efficiency aims are proposed and are further elaborated on in reference to policy CDP5 and SG5.

#### **Residential Development**

Whilst Section 2 'Residential Development' relates to mainstream residential development rather than purpose-built student accommodation, SG 10 Meeting Housing Needs (expanded upon within the report below) directs applicants to the guidance on flatted development contained within SG 1 Section 2 which will be applied to all proposed student accommodation developments – 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.

#### Residential Development in the City Centre

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

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

**Comment:** Each application site will present specific opportunities and challenges, with new development requiring to be responsive to its context. Proposals must be compatible with existing uses and should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

All cluster flats proposed will have access to a dual aspect living room, dining, kitchen space. Residents will also have access to a range of internal and external amenity spaces throughout the building which provide varying aspects at different heights.

The proposed massing and scale of the proposed built form are considered to align within the evolving townscape, without overwhelming existing buildings within its immediate context. The proposal includes a 7m setback on the south elevation adjacent to River Heights to pull the upper floors above gable level away from the neighbouring building and to allow activation of the southern elevation.

In terms of daylighting, an assessment based on BRE guidelines has been submitted and considers the impact of the built form of the building upon daylight to neighbouring properties as well as the levels of daylight received to the rooms within the proposed building. With regard to daylight, 98% of habitable student rooms will fully comply with the daylight criteria set out within BRE and the UK and “Daylight in buildings”, the UK National Annex of the British Standard and the CIBSE publication LG 10 ‘Daylighting – a guide for designers’. The majority of the remaining rooms have been designed to ensure that layouts maximise the available light. In terms of sunlight, 81% of the proposed rooms will fully comply with the identified criteria. Those that do not meet the criteria are served by windows orientated due north, for which it is acknowledged by guidance that these rooms will receive less sunlight given their orientation. Therefore, considering the City Centre location of this proposal, it is considered to perform well for both daylight and sunlight compliance.

In consideration of the impact of the development on neighbouring properties, the submitted analysis concludes that this will be negligible. The assessment confirms that compared to the consented baseline, 8 of the windows would see improvements in their levels of vertical sky component (VSC) with the Proposed Development in place. The remaining windows will, with the Proposed Development in place, experience absolute changes in VSC ranging from 0.1% to 5% with the average being less than 1%. The assessment confirms that the additional height of the proposed development does not materially change the levels of daylight from the sky to those windows which face the site because most of these windows do not have a view of the upper part of the sky by virtue of the large overhanging balconies. Where the additional height of the proposed development is visible, all windows will continue to benefit from VSC levels in excess of 24.5%.

In considering privacy of occupants of the proposed building and protecting that of adjacent property existing conditions, the proposal is considered to be acceptable. A suitable setback above gable is proposed which ensures window to window distances are acceptable.

#### Amenity

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

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

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

Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of “Secure by

Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

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

The assessment concludes that 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. Due to the low number of anticipated vehicle trips associated with the completed development, the operational phase is considered to have air quality impacts that are 'not significant'.

Based on the assessment results, air quality factors are not considered to be a constraint to the proposed development and no mitigation measures (such as mechanical ventilation) are deemed necessary.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features including suitable glazing and ventilation. Suitable conditions shall ensure that the proposed development will not have a significant impact upon existing amenity levels of adjacent residential properties.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating increased footfall and activation at ground floor level.

#### 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 proposed building has been developed to deliver high quality architecture and materiality through the use of ceramic cladding which is robust and durable and enables the incorporation of refined design detailing. Whilst not constructed of a traditional 'Glasgow' material, the building will add variety and interest to the evolving context and will play an important part on the ongoing regeneration of the area. Final specifications and samples will be assessed on site prior to approval for use, as suggested within the recommended conditions.

#### Tall Buildings

Section 5 'Detailed Design' also provides guidance on 'Tall Buildings'. The application proposal is for a "tall building" – being defined within SG 1 Part 2 as a building that significantly exceeds general building heights in the immediate vicinity and which alters the skyline.

In response to increasing demand for development of taller buildings, a draft Tall Building Design Guide is currently under public consultation (until 30 September). This guidance is intended to assist in directing tall buildings to appropriate locations of the city centre. In consideration of numerous factors including policy; transport; heritage; views; and topography, the draft guidance identifies the area in which the application site is located as being a positive theoretical area for a tall building.

Existing adopted general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities.

It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

- a) within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;
- b) to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;
- c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;
- d) In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;
- e) In a manner that is not detrimental to local microclimate, public realm and local views; In areas which are financially viable for long term adaptability of alternative uses.

In addition to the general Placemaking design principles outlined in SG1, Part 1, the design of tall buildings should take specific cognisance of:

- a) the urban morphology of their context, in terms of height, datums, urban grain, roofscapes, scale and massing;
- b) the design of the building 'in the round' creating articulated elevations that respond to wider as well as local views. Generally avoiding large, blank or inactive gables;
- c) how a building's design responds to and enhances the character of the skyline, as well as avoiding slab-like forms that over-dominate, and carefully designing and controlling any rooftop plant;
- d) the creation of a lively, engaging and activated public realm, that specifically considers and mitigates a building's impacts in terms of wind, overshadowing, and servicing requirements at ground floor;
- e) the townscape character of the specific street(s) that they are located on (especially in relation to datums, urban grain and massing);
- f) creating an appropriately scaled 'base' in relation to the building's height;
- g) the use of robust materials, carefully considered to ensure that the constraints of tall building construction are appropriate within the local context;
- h) adaptability to future uses, particularly given the servicing and structural constraints of tall buildings;
- i) issues of microclimate, with wind studies informing massing and design mitigation measures; and
- j) the potential to offer something of additional and unique benefit to the city, such as rooftop access to the public (with a clearly defined public entrance), enhanced public realm as well as outstanding, and distinctive architectural character that imaginatively responds to its Glasgow context.

**Comment:** The application is in a highly sustainable area, with high accessibility to the City Centre and Finnieston areas, as well as easy access to public transport connections. The site itself is not within a designated Conservation Area or subject to sensitive designation.

The application site is located along the River Clyde at Anderston Quay and represents a location where tall buildings can be favourably considered. The proposed scheme has been designed to respond to the existing context, whilst delivering a modern 'landmark' where it is felt that height can be accommodated on the site in an area of urban transition with various developments coming forward or having been recently implemented. It is considered that in this circumstance, the proposal can be successfully integrated within the existing context and provide a positive contribution to the emerging built environment along the Riverside.

The application is accompanied by a number of assessments which include consideration of daylighting and wind analysis. The development is not considered to raise significant impact upon daylighting received to sensitive neighbouring buildings, nor unacceptably increase wind speeds in the surrounding streets due to appropriate wind mitigation measures designed into the proposal.

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

The townscape analysis undertaken by the applicant considers the site history, surroundings, urban context, topography, transport and movement, with the Townscape and Visual Impact Assessment

(TVIA) assisting in understanding the impact that the development may have on strategic and local views. It concludes that the architectural and urban design qualities of the proposed development in terms of scale, height and massing, are appropriate and complementary to the projected wider townscape of this area of the City and would improve the appearance and function of the townscape.

#### Waste Storage, Recycling & Collection

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

**Comment:** The proposal includes dedicated internal space for waste and recycling storage at ground floor which is accessible internally and from Hydepark Street for collection. Arrangements will be put in place to ensure regular collection from this area and final details will be conditioned as part of any planning permission.

The proposal for the development of a vacant brownfield site is welcomed, subject to safeguarding conditions. The proposal is in accordance with CDP 1 and SG 1.

#### **Policy CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy**

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

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

The River Clyde Development Corridor SDF outlines the vision, priorities, outcomes, approaches and timeframe for delivery of the action programme over the next 30 years. As part of the suggested outcomes, the SDF seeks to facilitate a vibrant river corridor that is an attractive destination and supports inclusive economic growth. Other intended outcomes include a sustainable river that will balance environmental, social and economic pressures to create liveable, inclusive and distinctive places; A Connected River that will be well-connected and link people, places and natural habitats. and A Green & Resilient River that will provide integrated, high quality green, blue and grey infrastructure that helps deliver climate change adaptation and promotes health and wellbeing.

In order to achieve these outcomes, the key focus will be on realising the potential of the corridor and unlock development opportunities; promotion of a new approach to growing the place; and activating the water.

The SDF highlights several key development sites that are intended to contribute towards a vibrant river, including the application site which forms part of a larger area collectively labelled as Anderston Quay, Cheapside Street, Warroch Street. This includes the neighbouring sites to the west where large scale redevelopment is currently underway.

Appendix B of the SDF highlights specific river room placemaking guidance for Lancefield, Anderston, Mavisbank and Springfield Quays with an overarching focus on Reconfigure, Reconnect, Repair, Reactivate, Densify and Repopulate.

In particular, the SDF recognises that the northern bank of the River at this location forms the 'missing link' between the City Centre and the SEC Campus and is characterised by vacant sites, industrial units and road infrastructure. Enhancing and improving connectivity by creating activated, safe and overlooked walking and cycling routes is a priority. An increase in the residential population will enhance vibrancy and support compatible commercial uses.

**Comment:** The proposal relates to a brownfield site which is now vacant following the demolition of a vacant office building. The development will return an active use to the site, therefore helping to attract and retain investment into the area and encouraging sustainable development. The proposal would assist in increasing the population within the City Centre and support the economy through increased

spending. It is therefore considered that the proposed development aligns with the aspirations of the River Clyde Development Corridor SDF.

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

### **CDP5 Resource Management and SG5 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:** An Energy and Sustainability Statement has been submitted as part of the planning application demonstrating that the CDP5 requirement will be met. The results demonstrate that by applying enhanced fabric thermal performances, passive design measures and utilising Air Source Heat Pumps (providing low carbon space heating and hot water) to provide for the entire heating demand of the development, the proposed development will achieve compliance with the energy and CO2 emissions reduction requirements of Glasgow Resource Management Policy CDP 5.

### **CDP 7 Natural Environment and SG 7 Natural Environment**

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

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

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

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

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

### **Policy CDP 8 Water Environment and SG 8 Water Environment**

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

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated

into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

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

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

**Comment:** The site is not considered to be at a high risk of tidal or surface water flooding, however, finished floor levels for residential accommodation have been designed above the recommended requirements and designing the ground floor with a 0.49m freeboard and in a flood resilient manner. The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management and SEPA, subject to recommended conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water.

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

## **Policy CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs**

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

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

### Locational Criteria

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

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

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



the community's cohesion.

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

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

Where a proposal is part of a larger mixed-use development and where it is an area of regeneration with no established residential community, these factors will be given due weight in the assessment of impact.

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

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

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

**Comment:** The accompanying Student Accommodation Need and Demand Assessment provides broad details on uses within a 400m metre radius of the proposals. The immediate local area currently has relatively limited services and facilities for residents, albeit it is currently in a state of flux with several large-scale mixed-used developments emerging or having recently been completed. The introduction of student accommodation to the area will contribute to the diversity and vibrancy of the area and is close to a number of small amenities in the local area. In addition, the application site is located near to Finnieston and Glasgow City Centre where a range of amenities are located. The site also has good connections to the Anderston Station providing direct links to the City Centre and West of Glasgow.

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

In analysing the pattern of density of residential population within the locality, the submitted SG10 analysis identifies a mix of uses within the 400 metre zone of analysis – including residential, office uses, hotels, shops, food and drink uses, higher education campus (Dental Hospital), and community facilities.

Within a 400m radius, there are no operational student accommodation schemes, however, there are two student accommodation schemes with planning permission which are under construction:

- Site Bounded By Anderston Quay/Warroch Street/Whitehall Street/ Hydepark Street – 934 beds
- Site Bounded By Cheapside St/Picadilly St/Warroch St/Anderston Quay – 491 beds

Using recent census information, the existing total population within the zone of analysis is 1,730. This relates to current population and therefore does not account for any developments under construction or consented but not yet implemented (PBSA or mainstream residential).

Assuming the above schemes are implemented, the purpose-built student bedspace provision within the zone of analysis would be 1,425 student bedspaces within the zone of analysis. This would take the total population up to 3155 of which 1425 would be students.

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

- Site Bounded By Anderston Quay/Warroch Street/Whitehall Street/ Hydepark Street – 409 residential flats
- Site Bounded By Cheapside Street/Piccadilly Street/Warroch Street/Anderston Quay – 505 BTR flats
- Site Bounded By Lancefield Quay/Lancefield Street/ Elliot Street (Phase 1) – 409 residential flats

Based on the household average, it is reasonable to assume 2.02 people per household when calculating the additional population for the above schemes. This would increase the total residential population by a further 2,646 and taking the total population (including all schemes above with planning permission) to 5801 of which 25% of the population would be students.

In consideration of the figures in the context of the application site, the dispersal of mainstream residential units, the sustainable location close to existing uses and services, and the desire to increase the population of the wider city centre, it is considered that the development of PBSA on the application site would not have a detrimental impact upon the wider community. It is considered that the student accommodation can be absorbed within the locality without having a harmful impact upon the maintenance of a sustainable community. The proposal would have a positive impact by delivering an active use to the brownfield site, increasing footfall and vibrancy of the area. The proposal is therefore considered to make a positive contribution to the local environment and shall support regeneration objectives.

#### Design Criteria

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

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

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

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

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

**Comment:** The design criteria within SG 10 are considered to be met by the proposed scheme. It is recognised that given the constraints of a relatively small site, it is not possible to utilise the ground floor area for publicly accessible uses, however, significant improvements will be made to the footway fronting the development. The redevelopment of the site will result in a positive addition to the area and add to its vitality and appearance. The built form, design and massing is considered to align with that of the wider area where there is a changing context through a number of high density developments that are coming forward and therefore, a tall building is acceptable in this area. The proposed building will sit against the inactive blank gable of the neighbouring residential building with a set back above gable level to acknowledge this datum and ensure that the building will not impact visually or environmentally on the lower building.

The Design and Access Statement has demonstrated the potential future adaptability of the floorplates to a variety of uses, as discussed within the Tall Buildings criteria of SG1 and the application notes that the use of concrete frames will allow for future changes to be made to the internal layouts. Schematic examples of potential alternative uses and configurations have been demonstrated for potential BTR/residential schemes with amenity provision retained at the lower levels.

#### Mixed Tenure Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over specified thresholds will be required to deliver a proportion of mainstream residential accommodation as set out within guidance. Within the City Centre, a purpose-built student residence development of over 2000sqm building footprint requires to provide an element of mainstream residential floor space within the development.

**Comment:** The building footprint is less than 2000sqm and therefore, in this case, there is no requirement to provide a mixed tenure scheme incorporating mainstream housing.

#### Amenity Criteria

Proposals must demonstrate that:

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

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

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

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

**Comment:** The proposed development has an amenity space requirement of 2050sqm. The development will deliver a range of internal amenity spaces totalling 1501 sqm, and a range of external amenity areas totalling 553 sqm, as detailed below. This results in an amenity space provision of 2053sqm, therefore meeting the amenity area required by policy.

The amenity is summarised within the table below:

<i>Level</i>	<b>Internal Amenity (sqm)</b>		<b>External Amenity (sqm)</b>		<b>Amenity Total (sqm)</b>
<b>Ground Floor</b>	Welcome Lounge Games Area Lounge	368			368
<b>First Floor</b>	Group Study Rooms Cinema Karaoke Room Lounge Gym	843			843
<b>Second Floor</b>	Communal Kitchen Communal Lounge Private Dining	216	Roof Terrace	483	699
<b>Eleventh Floor</b>	Communal Lounge/Kitchen Area	18	Roof Terrace	70	88
<b>Twenty Fifth Floor</b>		56			56

	Communal Lounge/Kitchen Area				
<b>Total</b>		<b>1501sqm</b>		<b>553sqm</b>	<b>2053sqm</b>

#### 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 proposed development will have a mix of studios and cluster rooms with a total of 174 cluster rooms and 236 studios. The proposed cluster rooms are 15.1 sqm with the proposed studios ranging between 18.1sqm – 41.3sqm and therefore accord with the guidance above.

#### Management & Security Criteria:

Effective security measures and an operational management plan to help 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 the intended operation and maintenance; occupants conduct; security; waste management; and moving in/vacating arrangements; occupants wellbeing; and accreditation of an appropriate management body.

**Comment:** A Draft Student Management Plan has been submitted with the application covering property management, maintenance, housekeeping, refuse and servicing strategy, travel plan, student well-being services and other relevant procedures. The information submitted is considered to be appropriate for effective operation and security of the property.

#### Statement of Need:

To ensure new student developments do not lead to an oversupply of provision, applicants will be required to provide a Statement of Need covering the following aspects:

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

**Comment:** The submitted Statement of Need identifies that for the academic year 2022/23, Glasgow attracted 90,035 students at Higher Education institutions in Glasgow including 76,154 full time and 13,885 part time students. Over that period, 23,772 full time (FT) students lived with their parents and a further 13,020 lived in their own residence. At the time, the market was able to provide specialist student accommodation for 19,293 full time students. In total, this leaves 19,724 requiring student accommodation across the city and having to seek alternative accommodation arrangements. The most recent data, considers that the current supply of halls of residence and PBSA equates to a gross ratio of 3.91 students per FT bed space. If the proportion of students estimated to be living in their own home or with their parents is removed from the student population, the number of FT students requiring accommodation decreases to 39,017 and the net ratio becomes 2.02 students per bed space.

The study identifies that the total approved pipeline supply of specialist student accommodation in Glasgow would provide an additional 5,297 bedspaces of student accommodation across 14 Developments. In addition, there are a further 21 sites with a combined capacity of 8,723 bedspaces that have planning applications or proposal of application notice submitted. Factoring these schemes in and assuming all received planning permission and were implemented, the study identifies a net ratio of 1.56 with the pipeline supply which would still require a further 1,011 bedspaces to meet the 1.5 bedspaces target. On the basis of student demand, the proposed new development would satisfy part of the undisputed shortfall.

Therefore, given the demand for accommodation, the proposal will not lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market, and relieving pressure on the general housing market. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential. On balance, it is accepted that the proposals meet the requirements of CDP10 and SG10, subject to safeguarding conditions on their management and maintenance.

## **Policy CDP 11 Sustainable Transport and SG 11 Sustainable Transport**

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

Parking provision for a student accommodation requires to be assessed against the standards set out in SG 11. The application is located on the boundary of a high accessibility zone where a basic standard is 1 space per 30 students and staff. With regard to cycle parking, there is a minimum requirement of 1 space per 2 staff and residents.

Cycle parking should always be safe, sheltered and secure.

**Comment:** The application site is within a highly accessible location close to a range of amenities and services. No vehicular parking is proposed, however, given the accessibility of the site located on the boundary of the City Centre and Finnieston and is close to a range of public transport modes such as Anderston Station, bus stops located on Argyle Street to the north east and via Fastlink to the south on Anderston Quay. The site also has good pedestrian access to both the City Centre and Finnieston. It also noted that the proposed car free development will discourage private car usage and encouraging modal shift towards sustainable transport. In this regard, the accompanying Transport Statement highlights the location of the site on the edge of the city centre and the 20-minute neighbourhood principles, the car free development is considered acceptable.

The proposal includes 176 cycle spaces located internally at ground floor level. In addition, 12 visitor cycle spaces are located to the rear of the building. In addition, there are 30 cycle spaces proposed within the cycle hub. The level of cycle provision is considered to be appropriate.

Transport Planning confirmed they have no objections.

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

## **Conclusions of Policy Assessment**

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. In terms of a) therefore, the proposal is considered to accord with the relevant provisions of the Development Plan.

In respect of b) Material Considerations, these matters are discussed and addressed below.

## **Material Considerations**

10 letters of objection have been received. These representations can be summarised and addressed as follows:

- The scale and height of the building is excessive compared to neighbouring building

**Comment:** The application has been subject to extensive design discussions through pre-application and the full application process between the applicant's design team and GCC Planning and City Design Team. The proposed scale and height of the building aligns with the changing context of the surrounding area where a number of tall buildings are coming forward and height has been accepted in terms of townscape and as a means of re-densifying the City Centre and Riverside area. Consideration has been given to the lower neighbouring River Heights residential building and the proposed development has been set back above gable level from the building to mediate between the building heights and to allow activation of the southern elevation facing the river. It should also be noted that at the time of its construction, River Heights was substantially taller than buildings within both its immediate context and in the surrounding area and its development was supported in recognition of the areas transition and future regeneration which is now materialising.

- Concerns regarding impact on daylight and sunlight to neighbouring River Heights building.

**Comment:** The application is supported by a Daylight Sunlight Report and the findings of this are accepted and are detailed further in the assessment above. The building will be set against the blank gable of the north elevation of River Heights and will not significantly affect any windows to the north and, above the gable, will be set back further from the building. Furthermore, the proposed development is located to the north of River Heights and will not overshadow the outdoor amenity area or affect sunlight availability into the residential spaces.

- Concerns over the accuracy of the Daylight Sunlight Report

**Comment:** Some of the comments raise concerns regarding potential missing windows in the assessment, however, the applicant has confirmed that the assessment was undertaken through a visual assessment. Furthermore, given the extent of windows assessed on the building, it is not considered that any minor inaccuracies would result in a material change to the findings of the Report particularly given the position of the proposed building to the north of River Heights.

- Concerns regarding noise, vibration and disturbance, particularly with regards to the proximity of the building to neighbouring residential amenity, impact on quality of life and in the context of existing construction activity in the area.

**Comment:** Construction works are temporary in nature and are not a material planning consideration. Nevertheless, a Noise Impact Assessment has been submitted and, as detailed within the report above, suitable mitigation measures are proposed to reduce potential impacts. A Method Statement and Site Management Plan will also be conditioned and will be required to be approved by the Planning Authority prior to works commencing on site. Detailed matters in relation to construction will be considered through Building Standards at Building Warrant stage.

- Impact on residential amenity including privacy and overshadowing, particularly to roof terraces at the River Heights Development

**Comment:** As explained above, the application has been subject to a Daylight Sunlight Assessment which has confirmed that there will be minimal impact to daylight on the building. The proposed development is against a blank gable of River Heights meaning there will be no overlooking or windows directly adjacent to the building. Above gable, a further setback is proposed to increase the distance between the two buildings. Furthermore, the building is located to the north of the River Heights building and therefore will not result in overshadowing to the neighbouring roof terrace.

- Contrary to NPF4 Policy 16 on Quality Homes

**Comment:** As detailed in the assessment above, Policy 16 generally relates to market housing, however, the overarching intentions of the policy are applicable to the proposed development. The proposed development has been designed to ensure that the floor plates are adaptable to changing needs in future as demonstrated within the submitted Design and Access Statement. As detailed above, it is recognised that there remains a requirement for the provision of new student accommodation within Glasgow.

- Concerns regarding ground stability in relation to construction works.

**Comment:** The site has been subject to consultations and several discussions with the Council's Geotech team and a Preliminary Environmental Risk Assessment Report has been submitted as part of the application. As detailed above, construction work will be temporary and suitable conditions will be attached to any planning permission requiring a site method statement and site management plan to be submitted to the Planning Authority for approval prior to any works commencing on site. In addition to this, detailed contaminated land conditions will be attached to the permission. Any remediation will be required to be approved prior to works commencing on site and implemented in accordance with the approved measures.

- Proximity of the development could hinder maintenance access for River Heights

**Comment:** The entirety of the proposed development is located with the applicant's ownership. During construction, a Site Management Plan will be required and ensure no disruption to neighbouring River Heights and their servicing and maintenance access. The previous building was also built against the gable of River Heights in line with the proposed development.

- Traffic and parking concerns, particularly with regards to the lack of parking in the area and as part of the development.

**Comment:** The proposed development is in a highly sustainable location on the edge of the City Centre boundary and is close to Anderston Station, Glasgow City Centre and Finnieston. Given the nature of the development as student accommodation and the high accessibility, it is considered that the car free development is acceptable in this area. GCC Transport have reviewed the application and have no objection.

- Insufficient local facilities and infrastructure.

**Comment:** Whilst the proposed development does not include new public facilities due to the constrained nature of the site, the location of the site is in easy accessibility to local shopping facilities on the ground floor of the River Heights development and at the Platform development at Anderston Quay as well as a range of facilities and services in both the City Centre and at Finnieston which offer a wide range of commercial, retail and leisure facilities are located.

- Lack of public engagement

**Comment:** A Pre Application Consultation report has been submitted as part of the applicant which details and evidences the required public consultation that has been undertaken in accordance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, as amended by the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021. The report includes details of two in person events undertaken which were advertisement by newspaper 7 days in advance.

- Impact on property value of existing residential properties

**Comment:** This is not a material consideration to the planning application and there is no evidence to suggest the proposed development will impact property values. Notwithstanding this, the proposed development will bring a vacant site back into active use and will contribute to the growing vitality and vibrancy of the area and a positive addition to the area.

With regards to the neutral comment received that neither objected or supported the application, concerns were also raised regarding the height and massing of the development and daylight and sunlight and the impact of this on residential amenity. These issues have been responded to as part of the key issues raised in objections above.

## Conclusion

The above assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the representations consultation responses, have been considered however these do not outweigh the proposal's general accordance with the Development Plan.

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

## Drawings

AL(0)006 Proposed Location Plan - received 29 November 2024

AL(0)007 Proposed Site Plan - received 29 November 2024

AL(0)008 Proposed Ground Floor Plan - received 29 November 2024

AL(0)009 Proposed 1st Floor Plan - received 29 November 2024

AL(0)010 Proposed 2nd Floor Plan received 29 November 2024

AL(0)011 Proposed 3rd - 7th Floor Plan - received 29 November 2024

AL(0)012 Proposed 8th - 10th Floor Plan - received 29 November 2024

AL(0)013 Proposed 11th Floor Plan - received 29 November 2024

AL(0)014 Proposed 12th - 24th Floor Plan - received 29 November 2024

AL(0)015 Proposed 25th Floor Plan - received 29 November 2024

AL(0)016 Proposed Roof Level Plan - received 29 November 2024

AL(0)017 Proposed Roof Plan - received 29 November 2024

AL(0)018 Proposed North & South Elevations - received 29 November 2024

AL(0)019 Proposed East & West Elevations - received 29 November 2024

AL(0)020 Proposed North & South Contextual Elevations - received 29 November 2024

AL(0)021 Proposed East & West Contextual Elevations - received 29 November 2024

AL(0)022 Proposed Sections - received 29 November 2024

AL(0)023 Proposed Contextual Sections - received 29 November 2024

006065- OOB- ZZ- 00- D- L- 000001 P04 Site Plan – received 16 January 2025

006065- OOB- ZZ- 02- D- L- 000002 P05 Roof Terraces Level 02 – received 16 January 2025

006065- OOB- ZZ- 11- D- L- 000003 P03 Roof Terraces Level 11 – received 16 January 2025

006065- OOB- ZZ- 00- D- L- 000010 P02 Existing & Proposed Levels with Existing Trees – received 29 November 2024

006065- OOB- ZZ- ZZ- D- L- 000050 P01 Proposed Site Sections – received 29 November 2024

006065- OOB- ZZ- ZZ- D- L- 000090 P01 Tree Details – received 29 November 2024

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

- a) measures for the control and mitigation of noise, dust and vibration;
- b) areas for the delivery and storage of equipment and materials;
- c) traffic management plan;
- d) proposals for contractors storage, and;
- e) plant details, locations and lifting plans

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

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

Reason: To minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

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

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

4. Prior to any work on the site, including supplementary site investigations or remediation; a comprehensive review and gap analysis of the historic and more recent site investigations should be undertaken in the context of historic remediation and validation undertaken at the site. The review and gap analysis should take cognises of the proposed development land use scenario



and provide a scope of proposed supplementary site investigations necessary to address current gaps in conceptual site model understanding identified by the Planning Authority during review of the recent desk study and site investigation reporting. This review and gap analysis should be submitted for the written approval of the Planning Authority; and shall include the scope of work with regards to supplementary site investigations to enable agreement with the Planning Authority on necessary supplementary site investigations.

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

5. Prior to any work on the site, including supplementary site investigations or remediation; a comprehensive review and gap analysis of the historic and more recent site investigations should be undertaken in the context of historic remediation and validation undertaken at the site. The review and gap analysis should take cognisance of the proposed development land use scenario and provide a scope of proposed supplementary site investigations necessary to address current gaps in conceptual site model understanding identified by the Planning Authority during review of the recent desk study and site investigation reporting. This review and gap analysis should be submitted for the written approval of the Planning Authority; and shall include the scope of work with regards to supplementary site investigations to enable agreement with the Planning Authority on necessary supplementary site investigations.

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

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

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

7. 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.

8. 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.

9. 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.

10. 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.

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

11. Prior to the commencement of construction works on site, final construction drawings of all drainage and SUDS for the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage and SUDS shall be implemented in the approved manner, prior to occupation of the building.

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

12. Prior to commencement of works on site, an overland flood routing drawing shall be submitted to and approved in writing by the Planning Authority. This should demonstrate that careful level design has been employed to shed ground levels away from development and towards landscaped areas and drainage outlets; and that access points do not act as flow pathways routing any surface water into the site. Thereafter, the flood routing shall be implemented in the approved manner prior to occupation of the development.

Reason: In order to provide appropriate flood protection.

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

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

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

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

15. Prior to the commencement of above ground construction works for the new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used, where appropriate, and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

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

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

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

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

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

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

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

19. Prior to above ground construction works for the new building on site, ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the ventilation shall be installed in accordance with the approved details prior to occupation of the building.

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

20. Prior to commencement of above ground construction works, details of mitigation measures to prevent an adverse impact of noise on occupiers of the building shall be submitted to and approved in writing by the Planning Authority. The approved mitigation measures shall be completed before occupation of the building.

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

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

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

22. Prior to commencement of above ground construction works for the new building on site, scale plans indicating the detailed layout and intended use of internal amenity spaces for the student residents, including necessary equipment and measures to activate the spaces, shall be submitted to and approved in writing by the Planning Authority. The approved measures shall be implemented in full prior to occupation of the associated building and thereafter maintained by the developer/operator of the building.

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

23. Prior to the commencement of above ground construction works for the new building on site, a written report shall be submitted to the Planning Authority 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 construction materials and building materials are reduced, reused, and/or recycled at the end of the building lifespan in line with the waste hierarchy and the principles of the circular economy. Thereafter, the measures shall be implemented in accordance with the 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.

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

24. Prior to the commencement of above ground construction works for the new building on site, details of biodiversity improvement measures and arrangements for their ongoing management and effectiveness, shall be submitted to and approved in writing by the Planning Authority. The approved biodiversity measures shall be implemented in the approved manner prior to occupation of the building and thereafter maintained in perpetuity.

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

25. Prior to commencement of this aspect of the works for the new building on site, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, details of planting and any other features, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. The landscaping scheme shall include ground floor external areas to the north and west of the building and all external amenity spaces. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme prior to occupation of the building.

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

26. Before any landscaping works on the site are begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. Thereafter, landscaping within the development shall be maintained in the approved manner in perpetuity.

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

27. Prior to this aspect of the works commencing, construction details of the resurfaced footway along the east side of the application site, which shall be designed to meet established City Centre public realm standards, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the resurfaced footway, shall be completed in accordance with the approved details prior to occupation of the building.

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

28. Prior to the commencement of this aspect of the works for the new building on site, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the Planning Authority. The approved facilities shall be completed prior to occupation of the building.

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

29. Prior to commencement of this aspect of works, details of any external lighting type(s) and position(s) on the building shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved lighting shall be operational prior to occupation of the building.

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

30. Prior to the installation of any associated external apparatus and occupation of the development, a maintenance and cleaning strategy for the external glazed facades of the building shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner.

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

31. Prior to occupation of the first unit, a Residential Travel Plan including maps detailing public transport stops, timetables and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted to and approved in writing by 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.

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

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

33. The final finished floor level of the development shall be constructed in accordance with the criteria outlined within the submitted 'Flood Risk Assessment – Kaya Consulting November 2024' document.

Reason: In order to provide appropriate flood protection.

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

Reason: In the interests of pedestrian and traffic safety.

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

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

36. Acoustic/amplified music from the premises 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 local residents from exposure to noise and disturbance at unsocial hours.

37. 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.

38. All external doors and / or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.

Reason: In the interests of pedestrian safety.

39. Door and access threshold levels shall be compatible with the existing footway level.

Reason: In the interest of the safety of the users of the premises.

40. Prior to occupation of the building, cycle parking and associated cycle hub facilities within the development shall be provided in accordance with the approved drawings.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

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

Reason: In the interests of pedestrian and vehicular safety.

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

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

#### **Reason(s) for Granting this Application**

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

#### **Advisory Notes to Applicant**

- All servicing is subject to the existing waiting and loading restrictions and to any future amendments.
- 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.
- 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.
- Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
- 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.
- The applicant is advised that a S56 order is required for any works encroaching on the footway.
- The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
- Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
- It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
- The applicant shall submit confirmation of Technical Approval from Scottish water to confirm that a surface water connection to their system has been granted.
- 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.
- 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.

- 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

## Advisory Notes to Council

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/THOW/28/04/2025

## BACKGROUND PAPERS

### **PLEASE NOTE THE FOLLOWING:**

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