



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Item 2(a)

17th June 2025

Contact: Nicola Marr Phone: 0141 287 6057

Application Type Full Planning Permission

Recommendation Grant subject to Section 75

Application	24/01680/FUL	Date Valid	04.07.2024
Site Address	292 - 332 Sauchiehall Street Glasgow		
Proposal	Erection of purpose-built student accommodation with ground floor food hall (Class 1A), Food and drink (Class 3), Public house and hot food takeaway (Sui generis), and Assembly and Leisure uses (Class 11) with associated landscaping, amenity, access and other ancillary works		
Applicant	House Of Social Rooke 2 Limited (care Of Icen Projects) Horseshoe Farm Elkington Way Alderley Edge Manchester SK9 7GU	Agent	Helen Turnbull Icen Projects Ltd 201 West George Street Glasgow G2 2LW
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_032, Garnethill
Conservation Area	Central	Listed	C
Advert Type	Affecting a Conservation Area/Listed Building Bad Neighbour Development	Published	26 July 2024
City Plan	National Planning Framework 4/City Development Plan		

Representations/Consultations

Representations

A total of 148 representations were received, consisting of 130 objections and 18 letters of support.

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

- Scale and height of the building;
- Detailed design;
- The impact of the building upon the Central Conservation Area and surrounding Listed Buildings;

- The impact of the proposal on the character, setting and function of the Mackintosh Building
- Impact upon existing amenity levels – daylight, noise and privacy;
- The proposed use as student accommodation;
- The proposal fails to meet the requirements of CDP10/SG10;
- The proposal fails to meet national/GCC Historic Environment policies;
- Lack of community benefit.

Comments of support can be summarised as:

- The redevelopment of the site presents an opportunity to activate the area and increase footfall
- The redevelopment would deliver economic benefit to the area
- Meets strategic aspirations to increase the population of the city centre;
- Additional student accommodation is essential to address a shortfall in provision and allow education establishments to continue to attract students. The proposal represents an appropriate location for this accommodation

Consultations

Scottish Water - No objection

Historic Environment Scotland – Objection. This is considered fully within the report below. In summary:

“We object to the application because we consider that the height and massing of the proposed new building would have a significant adverse impact on the setting of A-listed Glasgow School of Art, affecting views both to and from it.”

“The proposed development would cause significant adverse impacts to the setting of Glasgow School of Art because it would obscure important views to and from the building and diminish the visual presence of its southwest corner. This would affect the way its cultural significance can be understood, appreciated and experienced to a degree that raises issues of national interest. It would also have a significant impact on the setting of Grecian Buildings.”

“In addition, we consider the proposal would detrimentally affect the setting of 336-56 Sauchiehall Street, an A-listed commercial building designed by Alexander Thomson. While we don’t consider that this potential impact is sufficiently detrimental on its own count to warrant objection, we think it is significant and would welcome mitigation that reduced or removed it.”

HES consider that the proposal would have a significant negative impact on the setting of Glasgow School of Art in the following respects:

- Views out of the building – particularly from the Loggia and the Library
- Views towards the southwest gable
- Views towards the south elevation and southeast gable

Under the terms of the Scheme of Delegation, the application requires to be determined by the Planning Applications Committee. As Historic Environment Scotland are a Statutory Consultee and have objected to the proposal, should Committee be minded to grant consent, the Council is required to notify Scottish Ministers under the terms of the Town and Country Planning (Neighbouring Planning Authorities and Historic Environment) (Scotland) Direction 2015.

Site and Description

Site Description

The application site has an area of approximately 0.47 hectares and sits to the north of Sauchiehall Street, with Dalhousie Street to the east and Scott Street to the west. Immediately to the north of the site is the A Listed Glasgow School of Art (GSA) Mackintosh Building, which forms the northern boundary of the application site. Site levels increase steeply from south to north, with the Mackintosh Building sitting significantly higher than the remaining properties on the application site.

The application site consists of a relatively modern building (formerly Jumpin’ Jaks) to the east. The remainder of the block is occupied by the remains of the C-Listed O2 ABC building. Both buildings have lain vacant since a fire in the Mackintosh Building in 2018.

The application site is located within the Central Conservation Area. There are a number of listed buildings in close proximity including the A-listed Mackintosh Building immediately to the north, B-listed McLellan Galleries to the east, a B-listed tenemental block to the south of Sauchiehall Street; and an A-listed Alexander Thomson property to the west.

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

The site sits within the Golden Z, for which a vision and delivery plan was approved in August 2024. The vision re-imagines the Golden Z, responding to the post-pandemic challenges and opportunities currently facing the city centre. It aims to ensure the area – traditionally Glasgow's retail core and a key part of the city's economy – is more resilient, diverse and green in the future. It identifies areas for intervention and investment by both the public and private sectors to support recovery and long-term resilience. The vision considers how and where to diversify the range of uses across the Z, with the need for more homes of various tenures, workspaces, and attractions to enliven the Z being outlined. Sauchiehall Street forms a focal point for diversification of uses. Within the vision document, the application site is identified as an area of focus – presenting an opportunity to reinforce a unique area character, provide new destinations and reinforce the western leg of the Z.

Planning History

The buildings on the site previously operated as a music venue and nightclub, with commercial uses at ground floor. Both venues ceased operating due to damage from the adjacent Mackintosh Building fire in 2018 and have lain vacant since.

A Dangerous Buildings Notice was issued by Building Standards in July 2024 due to fundamental concern regarding the safety of the façade structure of the listed O2 ABC building. In compliance with the requirement of the Notice, the front and side facades of the listed building have been removed to address the immediate threat, with the remaining building pending demolition.

Listed Building Consent to demolish the entire O2 ABC building was granted in September 2024 due to the irreparable damage caused by the Mackintosh fire, and continuing deterioration since.

Since the 2018 fire, there has been no other approach to the Planning Department regarding redevelopment of the site.

Prior to the fire, in 2016, a scheme was submitted to the Planning Authority for the demolition of the former Jumpin' Jaks building only, and erection of student housing development with ground floor commercial and associated works. The application was refused due to concern that the scale, massing and design of the proposed building would adversely affect the character and setting of the Category 'A' listed Mackintosh Building and would have a negative impact on the levels of daylight received by the building. The decision was subsequently upheld by Scottish Ministers, following consideration including that of light into the Mackintosh Building, views to and from its' southern elevation, and the impact of the proposal on the historic context of the setting.

There is an associated Conservation Area Consent pending consideration for the demolition of the former Jumpin' Jaks building (24/01679/CON).

Pre-Application Process

Beginning in June 2023, the applicant has engaged in formal pre-application discussion consisting of a substantial number of meetings with the Planning Service and associated consultees. Given the complexity of the site, significant discussion has focused on the scale and form of the proposed building.

As part of the pre-application process, the applicant presented their proposal to the Glasgow Urban Design Panel (GUDP) in February 2024. This panel provides constructive advice to support the provision of appropriate design solutions for the City. Panel members are drawn from a range of organisations to provide expertise to the Design Review process.

The panel's discussion focused on the proposal's impact on the existing urban fabric, its proximity to the Mackintosh School of Art, and the potential enhancements it could bring to the area. Key points raised during the discussion touched on architectural intent, building massing, public spaces, conservation considerations, and the integration of cultural elements. The panel was generally supportive of the design proposal, highlighting potential areas for improvement that needed consideration.

Proposal

The application represents redevelopment of the site to create a mixed-use scheme. The proposal is for the erection of purpose-built student accommodation with ground floor food hall (Class 1A), Food and Drink (Class 3), Public House and hot food takeaway (Sui generis), and assembly and leisure

uses (Class 11), with associated landscaping, amenity, access and other ancillary works.

The primary frontage of the proposal is onto Sauchiehall Street. Here, the ground floor would provide commercial activation which wraps round onto Scott Street and Dalhousie Street. To the rear, the proposal introduces a publicly accessible central courtyard – accessible from within the building, or via direct pedestrian access from Scott Street and Dalhousie Street.

The development proposes 356 bedspaces – offered as 306 bedspaces within 4, 5 and 6 bed student clusters, and 50 studio rooms. The provision includes 16 DDA compliant rooms.

The proposal includes internal and external amenity spaces. The internal amenity spaces are dispersed from ground to 7th floor and would include a range of uses such as co-study suites, gym, and private dining rooms. Externally, the proposed amenity spaces consist of a rear courtyard and communal roof terraces at levels 4, 6 and 7.

At ground floor, the proposal seeks to maximise the opportunity for activation of the streetscene. In addition to the student residence entrance, the ground floor would deliver a large public foodhall and bar/lounge. This would provide opportunity for vendors to establish their businesses within one of five individual kitchen areas, and deliver activity and natural surveillance throughout the day and into the evening. Additionally, the introduction of a colonnade feature along the length of Sauchiehall Street, recessing the ground floor, offers improved public realm with opportunity for external seating.

The form of the building footprint has emerged in response to the Mackintosh Building to the rear, seeking to retain and enhance views of the southern elevation from a central courtyard and mitigate the impact of the proposed building.

The proposal has been designed to respond to the transition in scale between lower and higher buildings within the vicinity, and to the challenges and opportunities of the immediate context of the Mackintosh Building. The proposal presents a 9-storey building at Sauchiehall Street, with the upper two storeys being set back from the established building line. As the building returns on Scott Street to the west, the built form reduces to maintain key views of the Mackintosh gable. Similarly, the upper floors of the western wing feature set-backs and reduction of the floor plan to maintain visibility of detailing on the Mackintosh gable.

The architectural response provides a distinctive base to the building via the use of colonnades, arched framing features and subtle variations to the facade finish. The material palette has been informed by an analysis of the surrounding context, whilst seeking to deliver a contemporary response. Whilst the final material and colour palette requires to be confirmed via condition, the proposal indicates the use of pre-cast concrete and glass reinforced concrete framing in sand tone, with bronze metal elements incorporated within the detailed design.

The external amenity areas have been designed to connect visually and functionally with the building itself and the internal amenity areas. The landscaped courtyard would create a new public space offering previously unseen views of the Mackintosh Building to the north. The space would be directly accessible to the public via both Scott Street and Dalhousie Street, or directly from the foodhall. To prevent antisocial behaviour, access would be restricted at night.

Servicing access is required to be from Sauchiehall Street due to the challenges of the topography on Scott Street and Dalhousie Street.

The proposal provides secure cycle parking for 212 cycles. Storage is accessed at ground level on Sauchiehall Street, via the student reception.

Common laundry facilities are provided on level 1.

Specified Matters

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

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

i. an environmental statement

Not applicable

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

Not applicable

iii. a design statement or a design and access statement

A design and access statement has been provided.

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

Air Quality Assessment, Biodiversity Net Gain Assessment, Carbon Assessment, Daylight and Sunlight Assessment, Desktop Archaeological Study, Drainage Strategy, Flood Risk Assessment, Heritage and Townscape Visual Impact Assessment; Noise Impact Assessment, Preliminary Ecological Appraisal and Roost Assessment, Stage 1 Desktop Study Site Investigation, Student Need and Demand Assessment, Transport Statement.

A commercial context statement has also been submitted by Cushman and Wakefield on behalf of the applicant.

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 PBSA 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.

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

These Regulations enable Scottish Ministers to give directions

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

Not applicable

ii.

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

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

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

Not applicable

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

Not applicable

Policy

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

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

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

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

CDP 1 / SG 1	The Placemaking Principle
CDP 2 / SG 2	Sustainable Spatial Development
CDP 3 / IPG 3	Economic Development
CDP 4 / SG 4	Network of Centres
CDP 5 / SG 5	Resource Management
CDP 6 / IPG 6	Green Belt and Green Network
CDP 7 / SG 7	Natural Environment
CDP 8 / SG 8	Water Environment
CDP 9 / SG 9	Historic Environment
CDP 10 / SG 10	Meeting Housing Needs
CDP 11 / SG 11	Sustainable Transport

Assessment and Conclusions

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Act, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, places a duty of care on the Planning Authority in the exercise of its Planning functions, to have regard to the desirability of preserving or enhancing the character or appearance of Listed Buildings and Conservation Areas.

The principal Planning issues to be addressed with respect to this application are considered to be:

- a) Whether the proposal accords with the relevant provisions of the Development Plan;
- b) Whether the proposal is appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act with respect to the proposed development and its impact on the character and appearance of Listed Buildings and the Central Conservation Area; and
- c) Whether any other material considerations, such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

In respect of (a), the Development Plan comprises National Planning Framework 4 (NPF4) adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.

National Planning Framework 4

Considering NPF4, the relevant policies are outlined below.

Policy 1 Tackling the Climate and Nature Crises is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises.

When considering all development proposals, significant weight will be given to the global climate and nature crises.

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

Comment: With regard to Policies 1 and 2, the development proposes a low carbon energy strategy which would incorporate sustainable technologies to ensure carbon dioxide emissions reductions targets are met. The proposal details the use of photovoltaic panels, and air and water source heat pumps as part of the strategy, with the benefits of these considered fully within the report below.

The redevelopment of the brownfield site is encouraged. The site is highly accessible and the proposal would assist in supporting local living principles within the city centre.

The application has been accompanied by a Life Cycle Assessment report which provides an options appraisal summary for the building to address BREEAM criteria. The appraisal includes investigation of options for the building superstructure, substructure and core building services, and considers the effects of these options on embodied carbon.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all 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 existing site is predominantly building and hardstanding, with limited ecological value. The application has been accompanied by a Preliminary Ecological Appraisal and Roost Assessment Report. The assessment finds that the site has low suitability to support roosting bats, and negligible suitability for foraging, commuting or hibernating bats. No field signs of any protected species were noted during the survey. The submitted Biodiversity Net Gain (BNG) Assessment finds that there are no habitats within the site to retain or enhance. It is not considered that the proposal would impact negatively upon existing biodiversity.

There is no single accepted methodology for calculating and/or measuring biodiversity enhancement to date within Scotland as yet, though using the Natural England Biodiversity Metric 4.0, the BNG Assessment indicates a significant gain in biodiversity levels (an increase of 562%). As the final detail of the blue-green roof has not yet been developed, this feature has not been included within the calculations and would be expected to deliver significant additional benefits for biodiversity not yet captured within the Biodiversity Net Gain calculation.

The proposal includes a rear courtyard, three rooftop terraces, and street edge planting providing opportunity to enhance biodiversity quality and quantity through mixed planting. An appropriate condition has been suggested to ensure biodiversity gains are implemented.

Policy 7 Historic Assets and Places aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals with a potentially significant impact on historic assets or places should be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include

- i) the architectural and historic character of the area;
- ii) existing density, built form and layout; and
- iii) context and siting; quality of design and suitable materials.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i) reasonable efforts have been made to retain, repair and reuse the building;
- ii) the building is of little townscape value;
- iii) the structural condition of the building prevents its retention at a reasonable cost; or the form or location of the building makes its reuse extremely difficult.

Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Comment: Consent for the demolition of the listed building was granted in September 2024 and is not under consideration as part of this application. The unlisted former ABC2 / Jumpin' Jak's building to the east of the site is of low townscape value and presents a primarily blank street façade which fails to activate the streetscene. The building is not considered to contribute positively to the character of the conservation area.

The significant effects of the fire at the Mackintosh building, and the resultant dereliction of the building, detracts from the visual amenity of the streetscene. The proposal represents a comprehensive redevelopment of a strategic city block which in its current form currently detracts from the character and setting of the Central Conservation Area. To allow positive future development on the site, demolition is considered to be appropriate in this case.

Conservation Area Consent is required for the full demolition of the unlisted building. This consent has been sought by the applicant and is pending determination (ref 24/01679/CON).

The impact of the proposed development upon the historic environment does create tensions with its setting in the conservation area but, as is considered further within the report below, on balance the benefits of the proposed development are considered to outweigh these negative impacts. When considering whether a development complies with NPF4, it is important to balance its compliance with different policies rather than one policy in isolation, and the application is considered to meet other policies of NPF4 including in particular Policy 9 (below).

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 remaining buildings have lain vacant for a significant period due to the impacts of the Mackintosh fire. Whilst demolition is the least preferred option within policy, due to the condition of the buildings and dereliction of the site, in this case, demolition and redevelopment is required to deliver an active use on the site.

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

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

Comment: The proposed development would use local, sustainably sourced materials during construction where possible, to accord with the waste hierarchy principles. Whilst the condition of the buildings would be expected to limit the salvage of materials for reuse, a suitable condition has been

suggested to ensure that, where possible, materials would be salvaged for reuse or recycling.

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

- i) Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii) Will be accessible by public transport, ideally supporting the use of existing services;
- iii) Integrate transport modes;
- iv) Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v) Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi) Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii) Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii) Adequately mitigate any impact on local public access routes.

Comment: The proposal is well situated within a high accessibility area of the City Centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the City Centre, the development is car-free and would not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. The level of cycle storage is assessed per CDP 11 below.

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 building is considered elsewhere within the report. The proposal has sought to deliver the placemaking principles, in consideration of the opportunities and constraints of the site. The proposal would restore an active use on the site whilst delivering increased public realm and an energy efficient building.

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: Commercial operators have an important role to play in the delivery of a network of high-quality, accessible, mixed-use neighbourhoods. Due to the site location within an area of high accessibility of the city centre, the mixed-use development would benefit from being interconnected within the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space and therefore supports the aspirations for local living and 20 minute neighbourhoods.

Policy 16 Quality Homes encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals 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 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. As assessed within the report below, there is considered to be a fundamental requirement for the provision of new student accommodation within Glasgow. The application has also been accompanied by plans illustrating that the proposed floor plates could be adapted to alternative uses if necessary.

The Glasgow City Centre Living Strategy Vision 2035 seeks to double the city centre residential population to 40,000 by 2035 by supporting and enabling sustainable, inclusive and diverse city centre living. This proposal would assist by densifying the city centre and providing homes for people

undertaking further and higher education, being an identified gap in provision. The application site is well located for access to Glasgow's higher education providers including the Glasgow School of Art, Royal Conservatoire of Scotland, Glasgow Caledonian University and the University of Strathclyde. The delivery of purpose-built student accommodation would also reduce pressure on the private rented sector (PRS), therefore assisting in freeing up PRS properties for Glasgow residents.

Policy 19 Heating and Cooling aims to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures. Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Comment: The proposal utilizes available passive gains due to orientation and south-facing frontage, siting and design. A 'fabric first' approach to building design would maximise the performance of the building, which would then incorporate energy efficient heating and lighting systems to reduce carbon emissions and utilise renewable energy technologies.

Policy 20 Blue and Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type, quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposal.

Comment: The roof of the building is proposed to incorporate blue-green technology. Surface water would be collected and attenuated at source prior to discharging at a reduced rate into the Scottish Water combined sewer. The proposal therefore represents an enhancement of surface water drainage on the site. Green infrastructure would be improved by incorporating a green roof on the main building, and planting at the various external terraces and rear courtyard.

The applicant has advised that the specification of the blue-green infrastructure requires to be further developed at detailed design stage, though have shared details of an integrated solution for mounting photovoltaic renewable energy on a blue/green roof where the substrate and vegetation provide the ballasted installation mechanism to secure the array. This has been accepted in principle by Flood Risk Management and is subject to a recommended condition.

Surface water from the site would be managed through sustainable urban drainage systems, seeking to minimise the areas of impermeable surface and providing betterment on existing drainage.

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

Comment: The flood risk and water management strategy is considered within the report below. The application is considered to have been adequately screened for flood risk, which finds the site is not at risk of flooding. With regard to the drainage and flood risk, the site is considered suitable for the proposed use. The drainage strategy includes a blue roof system which would attenuate the surface water prior to discharge into the combined sewer. The proposed water management system is considered to be adequate.

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

Comment: The proposal is not considered to raise health and safety issues. The proposal is accompanied by an Air Quality Assessment and Noise Impact Assessment (assessed fully within the report below), which indicate that the new building would not have a significant impact upon existing amenity levels. Whilst air quality and environmental noise levels may be affected during the demolition/construction phase, this would be for a temporary period and the use of good practice control measures would assist in mitigating this impact.

Policy 25 Community Wealth Building aims to deliver a strategic approach to economic development. 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 would redevelop the derelict site, delivering an active use with vibrancy and increased footfall to the area. It would deliver investment and employment opportunities to the community, assisting in delivering economic development. The application has been accompanied by a summary of the key socio-economic benefits that could be achieved within Glasgow and the wider region by the proposed development. The statement identifies that:

- 491 direct construction jobs would be created during construction, and a further 166 indirect jobs;
- The construction would represent direct and indirect GVA of £65 million;
- The operational phase of development would create 80 direct employment jobs, and a further 38 indirect jobs;
- Resident expenditure would be estimated to be £2.1 million per year, with a GVA of £9.3 million per year.

Policy 27 City, Town, Local and Commercial Centres encourages development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Development proposals that enhance and improve the vitality and viability of city centres will be supported.

Comment: The proposal would deliver economic development benefits within the City Centre through investment in the built fabric and the creation of employment opportunities. It would assist in delivering alternative uses in the Sauchiehall Street area – this being a strategic priority to ensure the vitality of the City Centre. The proposed use is appropriate to the City Centre environment and would encourage footfall and activity within the neighbourhood.

NPF4 Comment:

Having assessed the development against the aims of NPF4, the proposal is generally considered to be commensurate with NPF4 policies and their objectives. Many of the policies are also reflected within the Glasgow City Development Plan, which are considered in detail below.

Glasgow City Development Plan

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

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

CDP 1 The Placemaking Principle and SG 1 Placemaking

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

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

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

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 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.

Part 2 contains detailed assessment criteria relating to physical design, as identified below.

Sustainable Development

SG 1 Part 2, Section 1 'Sustainable Development' – 'Cultural Heritage' explains that Glasgow's historic environment is made up of the 'historical and cultural heritage of places'. Both the physical built environment and local culture combine to make up the heritage of a place or area. The cultural, social, environmental and economic value of the City's heritage should be maximised in order to ensure that it continues to make a major contribution to Glaswegians well-being and to the City's continued economic success. In 2014, the net economic impact of the heritage sector was worth £1.8 billion to Glasgow and is an increasingly important source of economic growth and prosperity. The value of the impact of heritage can come from a variety of sectors and functions which complement and support each other such as leisure, tourism and commercial activity.

Comment: The comprehensive redevelopment of the site would contribute to the activation of the derelict Sauchiehall Street block. The proposal has been developed to celebrate the creative culture of the Glasgow School of Art by creating and celebrating new views of the Mackintosh Building southern elevation and forming a key public courtyard, whilst supporting commercial activity. Whilst complying with the demolition works required by the Dangerous Buildings Notice, a number of features were salvaged from the listed façade including cast iron window panels, flashing panels, and frame. A number of ceramic finials are also in storage. It is intended that these are incorporated within the building internally to celebrate the cultural heritage of the site. Internal interiors have not been developed at this stage, though a relevant condition has been suggested to allow further approval of this matter.

Section 1 also addresses 'Energy Efficient Buildings', stating 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 considerations and opportunities to achieve these aims are provided and are further elaborated in 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 – in terms of 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.

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;
- 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.

Comment: All new development requires to respond to its context. It is critical that new development is compatible with existing and future uses, and should not harm residential amenity nor erode the character of residential neighbourhoods. The development is generally considered to respond to the wider place making principles and relevant design guidance within SG 1 Part 2.

Daylight and Sunlight

The applicant submitted a Daylight Impact Assessment (as per BRE guidelines) with the application. Following comments submitted as part of the public consultation exercise, which raised concern regarding the impact upon daylight levels to neighbouring properties, a number of meetings were held with the applicant to further consider this matter. Additional assessment documents have subsequently been submitted, responding to concern raised and further explaining the results of the assessment.

BRE document “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” provides general guidance on the effect of a proposed development on the amenity of an existing building by reduction in daylight and sunlight to it. It does not form an instrument of planning policy, rather provides guidance to assist in the appropriate design of proposals, and should be used to inform how a potential design can lessen the impact of a proposal on the wider area. The BRE guidance acknowledges that although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. It notes that in special circumstances the developer may wish to use different target values, with city centres potentially being one of these examples due to a higher degree of obstruction potentially being unavoidable given the height and proportions of existing buildings.

The BRE Guidelines provide two methodologies for daylight assessment of neighbouring properties:

The Vertical Sky Component (VSC) – this provides an assessment of the amount of skylight falling on a vertical plane (generally a window) direct from the sky. The BRE Guidelines advise that upon implementation of a development, a window should ideally retain a VSC value of 27%, or at least 0.8 of its former value; and

The No Sky Line (NSL) – this seeks to assess how well the daylight is distributed within the area of the room. The NSL is effectively an assessment of sky visibility within a room. BRE Guidance notes that if the ‘no sky line’ moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, more of the room will appear poorly lit.

There is one methodology provided by the BRE Guidelines for sunlight assessment - *Annual Probable Sunlight Hours (APSH)* – the long-term average of the total number of hours during a year in which direct sunlight reaches (in this case) a window. Sunlighting of the existing window may be adversely affected where the results indicate it will receive less than 0.8 times its former sunlight hours.

The key spaces of concern, as identified within the GSA consultation response, are identified below. These have been assessed by an independent consultant on behalf of the applicant, utilising modelling information provided by the GSA for the internal spaces. A summary of the commentary as per the submitted supporting documents is provided below.

Library

The information submitted in support of the package identifies that the library fully accords with the BRE target criteria for VSC daylight, NSL daylight and APSH sunlight.

Life Modelling Studio

The supporting information submitted identifies that this space would fully accord with the BRE target criteria for VSC daylight, NSL daylight and APSH sunlight.

Anatomy Room

This room fully accords with the BRE target criteria for VSC daylight and NSL daylight. The room falls marginally short of the BRE target criteria for winter sunlight, achieving 4% against a 5% target.

Senior Architecture Room

The supporting information confirms that this room fully accords with the BRE target criteria for VSC daylight, NSL daylight and APSH sunlight.

First Floor Corridor

This corridor fully accords with the BRE target criteria for VSC daylight, NSL daylight and APSH sunlight.

Ground Floor Corridors

With regard to VSC daylight, 8 of 12 windows here do not meet the target criteria. However, despite the VSC reductions to these windows, these windows fully accord with BRE target criteria for NSL daylight and APSH sunlight. As the corridors pass the NSL targets, this means the distribution of daylight within the space would not be altered.

The BRE state that where a room is served by multiple windows, the mean VSC for all windows can be considered. Reviewing the mean VSC, the ground floor corridor is reduced by 25.7%, which is classified as a minor reduction by the BRE.

The ground floor corridors accord with the BRE target for APSH sunlight. Despite reductions to APSH sunlight, this area continues to receive more sunlight than recommended BRE targets, both annually and in winter.

Basement Corridors

With regard to VSC daylight, 3 of 6 windows do not meet the target criteria. However, it should be noted that under existing conditions, these windows do not meet the target values. Existing VSC daylight levels are therefore low, which makes it much more difficult to preserve light. These corridors are located at the lowest point of the façade, and are constrained by projections on either side of the GSA building.

The submitted assessment notes that were the basement corridor to be considered as one room, the mean VSC reduction would be compliant with BRE guidance.

The corridors fully accord with BRE target criteria for NSL daylight and APSH sunlight.

Comment: Impact on daylight has been extensively discussed at pre-application stage and subsequently analysed further during the assessment of the application. It is acknowledged that an art school has a reasonable expectation of daylight for its function, and the proposal has sought to mitigate the impact on daylight received to the Mackintosh Building.

Whilst there would inevitably be identified daylight reductions to rooms of the Mackintosh Building, the applicant has sought to mitigate this impact via the form and positioning of the building, and by creating the central courtyard to create distance between the two buildings. The above commentary indicates that the lower corridors fail to meet VSC target values, though being on the lowest points of the façade, the applicant has demonstrated that to have no impact on daylight, the height of existing development on the application site would require to be replicated. This low scale would fail to form a viable redevelopment proposal. Therefore, any scale higher than the existing buildings would have a detrimental impact upon the daylight received by the Mackintosh Building, and in order to deliver viable redevelopment on the site, there will require to be a level of reduction to daylight received.

The supporting daylight information also considers the potential impact on residential properties. The daylight impact assessment considers those tenement flats within the facing block on Sauchiehall Street. Whilst not all windows tested meet the BRE target criteria, this reflects the existing higher levels of daylight than would typically be expected in a city centre environment given the low scale of buildings on the application site. The retained levels of daylight in the building are considered to be appropriate for a dense urban area and to be commensurate with expectations for daylight in a city centre environment.

Although the proposal has an acceptable impact on daylighting of the adjacent buildings under normal daylight measurements, the GSA has made comments on the specific impact on particular rooms in the Mackintosh building in relation to their function as originally designed, which they consider the height of the proposed development would compromise. This is addressed further below in relation to the impact on the heritage integrity of the Mackintosh building.

Residential Density

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

Comment: There is no upper limit for development density identified, whilst the City Centre SDF encourages high density residential developments. The heritage and townscape considerations are detailed within the report below.

Amenity

SG 1 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 demolition/construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. As such, an Air Quality Assessment was undertaken (based on Institute of Air Quality Management Guidance) in order to determine baseline conditions and consider potential effects as a result of the scheme.

The assessment of dust from the construction phase of the development concludes that any off-site impacts from dust emissions would be 'not significant' with the implementation of appropriate best practice dust mitigation measures. The assessment of air quality effects in relation to the development's operational phase identifies that as the development is car free, there would not be a significant increase in vehicle journeys to the property and therefore the impact of the development on local air quality is considered to be 'not significant'. Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development.

With regard to potential for exposure of future occupants to elevated pollution levels, evidence from nearby Council monitoring stations indicate that concentrations at the site would be below the relevant air quality objectives. As such, the site is considered suitable for the proposed use from an air quality perspective, without the requirement for mitigation.

With regard to noise, a Noise Impact Assessment has been undertaken to assist in the assessment of the suitability of the site for the proposed development in relation to the existing noise climate. Calculations have shown that due to the dominance of pedestrian noise on Saturday nights, mitigation measures should be capable of reducing noise levels during this period. In turn, noise from quieter periods and road traffic noise, would also be met. To meet internal noise criteria, enhanced double glazing and acoustic trickle vents are recommended within the report. However, detailed calculations would require to be completed at detailed design stage to finalise the specification of mitigation measures. As such, whilst it is anticipated that acceptable internal noise levels can be achieved through design, this is subject of a suggested condition to ensure internal noise limits are met.

The operation of the building is not anticipated to raise significant noise issues. With regard to the proposed foodhall on ground level, it is anticipated that provided double glazing is installed as well as lobbied door and the restaurant is mechanically ventilated to avoid opening of windows, the operational noise should not exceed current noise levels on Sauchiehall Street. The detail of any roof top mechanical plant is not yet established, though it is anticipated that any potential breach of noise limits would be addressed using mitigation measures. External noise arising from plant and servicing

has been addressed by proposed condition.

With regard to the external terraces, there is no recognised standard or criteria for the assessment of noise from external terraces, and noise generated here would be primarily affected by the operator's management of the space. Suitable conditions to restrict noise nuisance arising from these spaces have been proposed. It is recommended that the operator be required to produce a noise management plan outlining how the spaces are intended to be used, the hours of use, and how noise would be minimised.

In their objection, the GSA has said that the Mackintosh Building is a place of study and production of art – so noise sensitive. The GSA consider that the proposed terraces could generate high levels of noise, to the detriment of users of the Mackintosh Building. The GSA claim that this is contrary to NPF4 policy 23 which sets out that development proposals that are likely to raise unacceptable noise issues will not be supported, and that the agent of change principle applies to noise sensitive development.

Response: Overall the terraces are set back from neighbouring uses and it is not considered that the roof terraces will give rise to a loss of residential amenity. In relation to the proximity to spaces in the Mackintosh Building, the roof terraces will be planted to pull back users of the space from the Mackintosh Building. It is not considered that noise from this relatively small terrace would compromise the function of the spaces in the Mackintosh building. No noise concerns to neighbouring residential buildings are anticipated

Privacy impacts on neighbouring uses:

The GSA has submitted an objection relating to the impact of the proposed development on the privacy of important spaces within the Mackintosh Building. This would primarily arise from the northwestern point of the proposal where there is approximately 5-metres distance between the roof terraces and the Mackintosh Building. Of specific concern is the proximity of the roof terraces to windows in spaces such as the Senior Architecture Studio and the Library. The GSA states that the proposed planted areas on the terraces (to separate the users of the terrace from the Mackintosh building) are an inappropriate response.

Response: Overall the terraces are set back from neighbouring uses and it is not considered that the roof terraces will give rise to a loss of residential amenity. In relation to the proximity to spaces in the Mackintosh Building, the roof terraces will be planted to pull back users of the space from the Mackintosh Building. It is not considered that privacy of the spaces in the Mackintosh building will be adversely affected. No privacy concerns to neighbouring residential buildings are anticipated.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating activation at ground floor level and passive supervision into the public courtyard.

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: This location of the City Centre has a mix of building typologies, heights, ages, uses, designs and material palettes. The built forms require to respond to the topography of the Garnethill

drumlin – rising steeply from south to north on the site.

The proposed material, being proposed as pre-cast concrete at the base and glass reinforced concrete to the upper storeys, has been selected to balance with the varied context of the site, whilst presenting a clearly modern building within the historic context of the Central Conservation Area.

Final specifications and samples would require to be assessed prior to approval for use on site, as required by the suggested conditions.

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: Due to the challenging topography of Scott Street and Dalhousie Street, servicing would be taken from the front of the building at Sauchiehall Street. The proposal incorporates ground floor waste storage facilities for both the foodhall and student accommodation, with dedicated service access from Sauchiehall Street. Students would be responsible for taking their waste and recycling to the dedicated storage area, from which the operator would put in place a commercial arrangement to ensure regular collection from the building.

CDP 1 Comment: The application site has lain derelict for a significant number of years. The proposal seeks to bring the site back to active use which would be of benefit to the City Centre environment and economy, whilst delivering sustainable development. The site presents a number of complexities given the historical context generally; the proximity to the Mackintosh Building; the existing condition of the derelict site; and the topography of the site.

It is considered that the applicant has endeavoured to develop a proposal which attempts to balance the competing demands of the site to respect and respond to the demanding context, whilst delivering a viable commercial development.

The issues regarding the visual and operational impact on the historic environment are considered further below in the assessment of the proposal against CDP9 and SG9. The proposal is considered to be otherwise generally in accordance with CDP 1 and SG 1.

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

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

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

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors. Similarly, the Sauchiehall and Garnethill District Regeneration Framework includes themes of producing strong and safe neighbourhoods with high quality public realm supporting diverse and mixed functions.

Comment: The site to which the application relates has been derelict for a significant period. The proposed development would return active uses to the location, grow the residential population of the city centre, and therefore help to attract and retain investment into the area whilst encouraging sustainable development.

The proposal complements current development strategies within the location. These aim to regenerate and re-populate the city centre whilst diversifying Sauchiehall Street and its surrounds. Being highly accessible, the development of the site promotes the use of sustainable and active

transport.

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

CDP 3 Economic Development and IPG 3 Economic Development

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

IPG 3 identifies the key sectors of the City Centre SEIL as business and financial services; green technologies; higher and further education; and the visitor economy. The City Centre is a key location for a wealth of retail, commercial, leisure and higher educational uses. All of these sectors and uses create jobs, attract inward investment and provide important economic benefits through agglomeration and clustering.

Comment: The principle of purpose-built student accommodation at the proposed location, being immediately adjacent to and within walking distance of University campuses, is considered to be appropriate and to meet the intentions of the policy to support the growth of higher and further education institutions within Glasgow and strengthen its economy.

The investment into the redevelopment of the site would see the delivery of a large public ground floor use which would provide much needed footfall and consumer spending. The proposal would assist in regenerating Sauchiehall Street and its surrounds to ensure its vibrancy, and protect the role of the city centre as the principle location for employment, retail, evening economy, and various other uses.

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

CDP 4 Network of Centres and SG 4 Network of Centres

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

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

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

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

Comment: The proposal would return active uses to the site and assist in strengthening the role of the city centre as a key economic driver – assisting in the desire to deliver sustainable footfall generating uses, as supported by the City Centre SDF and Golden Z vision.

The principle of purpose-built student accommodation with public ground floor food hall in this location is considered to be appropriate and to meet the aims of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

CDP 5 Resource Management and SG 5 Resource Management

Policy CDP 5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy is required to support all applications to which this policy applies.

Comment: A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement would be met. A Net-Zero Carbon sustainability level is proposed by utilising a centralised air source heat pump system to generate all required heating within the building. Photovoltaics would be located on the roof. The use of PV, air source heat pump and heat exchange/recovery system would result in a 56% reduction in carbon emissions due to the use of renewables.

The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The proposal would accord with CDP 5 and SG 5.

CDP 6 Green Belt and Green Network and IPG 6 Green Belt and Green Network

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

The Green Network is a multi-functional network of open spaces, green infrastructure, linking paths and corridors that allow people and species to move easily in the urban environment. IPG 6 provides a common structure within which a number of City Development Plan policy aims can be delivered. In designing new development, cognisance should be taken of the need to:

- Provide a setting and an enhanced sense of place for urban environments;
- Provide public open spaces and on-site green infrastructure/amenity space;
- Protect and enhance landscape setting, geodiversity and nature conservation interests, including wider biodiversity and ecosystem services;
- Incorporate sustainable drainage solutions; and
- Deliver opportunities for movement on foot and by bike, both within a site and to destinations outwith it.

The Council expects that development proposals will not have an adverse effect on the Green Network, including fragmentation. New development should, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SUDS solutions) as an integral part of their design. Otherwise, new development should contribute to the delivery of green infrastructure off-site where appropriate.

Comment: The application site does not feature designated greenspace. The derelict brownfield site is currently of low value to the green network. The proposal seeks to significantly improve the landscape value across the site, incorporating high-quality landscaping and public courtyard with hard and soft landscaping. The private terraces would also incorporate a mix of hard and soft landscaping.

The proposal would deliver improved public realm, biodiversity gain, and improved surface water drainage – therefore representing an enhanced urban environment that would not adversely affect the existing Green Network.

The required level of on-site amenity provision is addressed below within CDP 12.

The development is considered to generally enhance the Green Network and therefore the proposal is in accordance with CDP 6 and IPG 6.

CDP 7 Natural Environment and SG 7 Natural Environment

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

The application site is not subject to any specific designation within SG 7, though the Development

Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the City Centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

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

Comment: As per the assessment of Policy 7 of NPF4, the existing site is predominantly building and hardstanding and considered to be of limited ecological value. The application has been accompanied by a preliminary ecological appraisal and roost assessment report. The assessment finds that the site has low suitability to support roosting bats, and negligible suitability for foraging, commuting or hibernating bats. No field signs of any protected species were noted during the survey. The submitted Biodiversity Net Gain (BNG) Assessment finds that there are no habitats within the site to retain or enhance. It is not considered that the proposal would impact negatively upon existing biodiversity.

Within Scotland, there is no single accepted methodology for calculating and/or measuring biodiversity as yet, though using the Natural England Biodiversity Metric 4.0, the BNG Assessment indicates a significant gain in biodiversity levels (an increase of 562%). As the final detail of the blue-green roof has not yet been developed, this feature has not been included within the calculations and would be expected to deliver significant additional benefits for biodiversity not yet captured within the Biodiversity Net Gain calculation.

The proposal includes a rear courtyard, three rooftop terraces, and street edge planting providing opportunity to enhance biodiversity quality and quantity through mixed planting. An appropriate condition has been suggested to ensure biodiversity gains are implemented.

Landscape proposals for the site seek to maximise all areas across the site for green, accessible and high-quality external spaces. The strategy incorporates opportunities for diverse and green spaces, with the courtyard, student roof terraces and street edges including landscape solutions.

The external courtyard aims to provide a high-quality flexible space with external furniture, raised planters with fixed seating and shade planting and shrubs with variety of sizes, forms, seasonal interest and evergreen species of planting.

The three external amenity terraces would include a range of seating types including benches, loungers and tables and incorporates a range of soft landscaping types. On Scott Street and Dalhousie Street, it is proposed to site raised planters where possible to soften the extent of hard landscaping.

The landscape proposals create a range of attractive spaces and provide seasonal interest, delineate spaces and provide structure and screening. This represents improved biodiversity quality and quantity on the site.

An appropriate condition regarding further detail of proposed biodiversity measures and finalised landscape strategy has been suggested.

The development is not considered to have an unacceptable effect on biodiversity therefore the proposal is in accordance with CDP 7 and SG 7.

CDP 8 Water Environment and SG 8 Water Environment

Policy CDP 8 Water Environment aims to aid adaption to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 square 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); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

Comment: The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended condition ensuring the submission of the final construction drawings of the drainage scheme.

The Flood Risk Assessment confirms that the risk of flooding from all sources is considered to be low, with no site-specific mitigation measures required. The Drainage Strategy Report indicates that surface water would be discharged to the combined sewer and would deliver a betterment approach at site by adopting a blue-green roof system which would attenuate drainage flow.

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

CDP 9 Historic Environment and SG 9 Historic Environment

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

SG 9 supports CDP 9 by providing detailed design guidance. With regard to demolition, SG 9 notes that proposals for demolition of an unlisted building, which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

- a) The existing building is incapable of viable repair and re-use; and
- b) The proposed replacement will preserve or enhance the character of the conservation area.

In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences.

The character of Glasgow's Conservation Areas consists of a variety of elements including a rich mix of architectural styles, dense groupings of buildings, distinctive street patterns interspersed with landmark buildings and historic landscape features. Guidance requires that proposals for infill development in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Proposals should reinforce local distinctiveness and historic character and seek to:

- a) Respect the established building lines of the street where this is an identified feature;
- b) Ensure that the scale and massing respects and responds to the existing adjacent properties; and
- c) Harmonise external finished with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).

Within the Central Conservation Area in particular, SG 9 notes that in assessing new development within the City Centre, the following, along with other policy considerations, should be taken into account. Development should:

- a) Respect the built form, maintain (or re-instate) continuity of building lines, street containment, street pattern and elevational proportions;
- b) Maintain variation of plot width and grid-iron street pattern in the Victorian business area;

- c) Design roofscapes which do not compete with the original building design; and
- d) Use high quality materials and utilise sandstone on prominent elevations.

Considering development affecting the setting of a listed building, SG 9 states that where a listed building forms an important visual element in a street, any development within that street should be considered as being in the setting of the building. The desirability of preserving and enhancing the setting of existing Listed Buildings and the character of the Conservation Area will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.

The curtilage of a building will normally form part of the setting but, it is also important to consider land immediately adjacent to, or visible from, the Listed Building:

- a) no building of similar or greater scale should be erected close to the main subject of listing;
- b) the principal elevations of the Listed Building should remain visible from all significant viewpoints;.
- c) the siting, design, scale, form, density and materials of new development should be sympathetic to the main item of listing and its ancillary development; and
- d) new development should not restrict or obstruct views of, or from, the Listed Building(s) or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints.

Development within the grounds of a Listed Building should demonstrate, by a thorough analysis, that the proposal would not be detrimental to the building's architectural or historic character, or that of the Conservation Area, if relevant.

Comment: Consent for the demolition of the listed building was granted in September 2024 and is not under consideration as part of this application. The unlisted former ABC2 / Jumpin' Jak's building to the east of the site is of low townscape value and is not considered to contribute positively to the character of the conservation area. The Jumpin' Jaks building presents an almost entirely blank street façade and fails to activate the streetscene.

The significant effects of the fire at the Mackintosh building, and the resultant dereliction of the building, detracts from the visual amenity of the streetscene. The proposal represents a comprehensive redevelopment of a strategic city block which, in its current form, currently detracts from the character and setting of the Central Conservation Area. To allow positive development on the site, demolition is considered to be appropriate in this case.

Conservation Area Consent is required for the full demolition of the unlisted building. This consent has been sought by the applicant and is pending consideration (ref 24/01679/CON).

The visual impact of the proposal has been a key consideration in the development of the proposal. To assist in the assessment of this, a Baseline Heritage, Townscape and Visual Impact Assessment (HTVIA) has been submitted.

The impact assessment considers that the proposed development would be an enhancement to the townscape Conservation Area for the following reasons:

- A massing of one continuous block is an appropriate response to the grid, providing a strong frontage to Sauchiehall Street as well as Dalhousie Street and Scott Street;
- The height of the building is appropriate to the local townscape datum taking into account the topography of Garnet Hill, and it also steps back the uppermost floors to give the illusion of less height from street level;
- The materials respond appropriately to the surrounding heritage assets and the wider Conservation Area.

A number of heritage assets of significance have been identified in close proximity to the application site, as summarised from the HTVIA below:

- A-Listed Mackintosh Building – Due to proximity and the building's cultural significance, the proposal has been carefully designed to respect the significance of the Mackintosh Building and ensure that views of the building would be retained. On the Dalhousie Street elevation, the massing steps back at the top to allow visibility of the eastern gable end. On Scott Street, the massing has been considerably lowered to retain views of the gable end, and into the courtyard. The courtyard itself would permit new views of the back of the Art School.
- A-Listed Centre of Contemporary Arts (336-56 Sauchiehall Street)– To establish a relationship with this building, the façade of the proposed development articulates floor levels and longitudinal proportions that generally line-up with those of the CCA. The Sauchiehall Street facade would display unified proportions that compliment the surrounding buildings including the CCA. The height of the proposed building however significantly exceeds that of the adjacent

- street blocks, which would have an impact on the views and setting of these buildings.
- B-Listed McLellan Galleries - Similar to the above, the proposed design is considered to compliment the listed building, but the scale having an effect of the setting of this building.

Overall, the set back of the upper floors, and the response of the eastern and western returns, serve to break down the massing and scale of the proposed building and, importantly, retain key views of the Mackintosh Building. However, it is considered that the scale of the proposed building would have significant effects on the setting of both the Mackintosh and adjacent buildings. Importantly, however, it is also considered that any development on this site would require at least a similar scale and height of development as that hereby proposed, to enable a viable development. Therefore the impact of this development on its setting needs to be weighed against the negative impact of the existing derelict site and its adjacent existing building. The viability of the proposed development and other potential developments is considered in a separate section later in this report.

Considering the impact on the Mackintosh Building, concern has been raised regarding the impact on important views from within the building – particularly from the Loggia and the Library. The Loggia contains a series of brick arches to the southern elevation, with large oriel windows projecting from these. These window recesses featured tables and seating to permit views and sketching of the city's roofscape, which would be obscured by the proposal. Similarly, the library would be subject to impact on outward views. These matters are a point of objection from Historic Environment Scotland and GSA.

In response to these concerns, the applicant has modelled visualisations illustrating the impact of the proposal on these views. It is evident from these images that the view from identified spaces within the Mackintosh Building will be impacted, though the final design of the building has been developed to minimise the scale as far as viable.

The current proposal has sought to ensure that key views of the eastern and western gables of the Mackintosh are retained, with new views of these being provided from within the proposed courtyard compensating for loss of existing views.

However, these aspects have been the subject of comments from both Historic Environment Scotland and the Glasgow School of Art as owners and custodians of the Mackintosh building.

Given the international significance of the building and its exceptional quality of internal spaces, HES consider it important that proposed development on the application site should not diminish its setting or adversely impact the functionality and architectural character of its interior. They consider that the proposal would have a significant negative impact on the setting of Glasgow School of Art in the following respects:

- The visualisations show that views of the cityscape from the Loggia would be almost completely blocked by the new development, replaced by views into the proposed courtyard and bedrooms. The original purpose of this Loggia space, to provide a view over the city, would be severely diminished. HES have stated that they consider that this impact, on its own, is significant and contrary to national policy and guidance. Views south across the city are available from other spaces within the building, but these are either from formal teaching spaces or circulation areas such as the staircases.
- Views of the City from other parts of the building would also be affected, having the effect of potentially cutting off the Mackintosh Building from the rest of the City.
- The library: HES state that Glasgow School of Art's most celebrated and well-known room; it is generally considered as Mackintosh's finest and most important interior. Overall, they consider that the proposals would have a detrimental impact on the architectural character of the library by reduction of direct and indirect sunlight from the low-level south-facing windows, and by a loss of views to the city from them, which the library was designed to provide.
- It is the view of HES that the wider functional and sensory impacts that arise from reduced daylighting should be considered in the assessment of the proposal, and these have been taken into account in the consideration of this proposal.
- The GSA have commented that the loss of daylighting in the following rooms would also compromise their function: The life modelling studio, Anatomy room, Senior Architecture Room, Ground floor corridors and basement corridors.
- HES note the considerations of a Reporter on the previous proposed development which was refused partly due to the impact of the proposed development on views of the Mackintosh building from the south, which Charles Rennie Mackintosh developed as a response to the existing building on the site (the previous 1.5-2 storey buildings on the now Jumpin Jaks site). Overall, their comment is as follows:
While the southwest corner of Glasgow School of Art is undoubtedly of the highest significance, the southeast corner is also important.
In seeking to reduce the mass of the new development at the west end of the site, the current

proposal increases the massing at the east end. Whereas the 2016 proposal stepped up Dalhousie Street, the mass of the building is brought forward to Sauchiehall St in the current proposal. This would mean that views to the top of the southeast gable are slightly improved in views from Sauchiehall Street at the junction with Douglas Street, but that better views to a larger portion of the south elevation from Douglas Street would be substantially blocked.

- HES are also of the view that the scale of the proposed building would be overbearing in relation to the Alexander Greek Thomson Grecian Buildings, 336-56 Sauchiehall Street (now Centre for Contemporary Arts (CCA)); it would disrupt its strong existing connection with the streetscape to a significant degree. Instead of forming part of a long run of consistently scaled buildings, the application visualisations indicate that Grecian Buildings would be visually diminished between two much taller buildings (the proposed building and the Dental Hospital tower), thereby eroding the important contribution it makes to the streetscape.
- Both HES and GSA consider that all the impacts noted could be removed or reduced to an insignificant level by a substantial reduction in the height of the proposed development.
- HES consider that the proposal is contrary to the Historic Environment Policy (HEPS) which is a non statutory document guiding development in historic environments.

Comment: It is important to note that all comments on the impact of the development on the Mackintosh Building are based upon the presumption that this building will be rebuilt in the future to match the original in its entirety.

In relation to the impact of the proposed development on the Conservation Area and on the adjacent A listed Mackintosh Building and other listed buildings, including the A listed Grecian buildings, it is accepted that the proposals will partially obscure views of the Mackintosh Building from adjacent streets, and will be out of scale with the Grecian buildings. It is also accepted that the height of the proposed development will have a negative impact on the views out of the Mackintosh building towards the city, which in some areas (the Loggia and Library) will affect these rooms more significantly. The Glasgow School of Art's comments on the impact of the partial loss of daylighting on the function of certain rooms is noted also.

Overall therefore, it must be acknowledged that the proposed development would have a negative impact on the historic environment in which it would be placed. It would affect views from the Mackintosh building which were part of the original designed function of the building, and would also affect daylighting to an extent which is considered to be unacceptable by HES and GSA as affecting the original function of the Mackintosh. However, it is important to remember that the current state of the site (a derelict and partially demolished building and a later building of not architectural merit) also detract significantly from the historic environment of the Conservation Area and adjacent listed buildings.

Furthermore, and importantly, the applicants have investigated all possible means of reducing the height of the proposed building while still maintaining a viable floorspace to be able to deliver the new development. To confirm this further, Glasgow City Council required a viability assessment to be produced to indicate whether the viability expressed by the applicants was in line with market expectations, and also whether any alternative development might be able to be delivered for example by another developer, within the market of current times, which would be feasible with a lower height. Cushman and Wakefield have submitted a market assessment which has assessed the expected scale of development which would be viable for: an alternative student housing development; a hotel development; office development; mainstream flatted development; retail development. Some of these uses would not be likely to come forward given the location (for example office use is less likely outwith the core office area of the city), and it was considered unlikely to be an attractive location for a hotel. For the other uses considered, the report concluded that in fact it was likely that any proposal would be even larger than the one currently proposed. This was partly due to the fact that VITA can attract higher rental levels due to the quality of their offer – this is supported by comparative rental levels where they have developed similar products elsewhere in the UK. This means that returns are higher and the size of the proposal could be decreased to the height of the current building. Detailed discussions between the planning service and the applicants have examined any further way of decreasing numbers of size of units but the current proposal is considered to be as compact as it can feasibly be.

Furthermore, HES consider that the proposal is contrary to HEPS. HEP4 states that: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

It is considered that alternatives have been explored and the proposed scale of the development has been minimised as a mitigation measure, including setbacks to the roof of the development and provision of space between the Mackintosh Building and the proposed development due to its shape.

This provides views of the Mackintosh not previously available. In this sense it is considered that the proposal could be considered as being aligned to the approach in HEP4.

On balance, therefore, the negative impact of the proposed development should be balanced against the positive impact of a development on this derelict site, which is currently having a negative impact on the historic environment and also on the viability and vitality of the City Centre as a whole.

In conclusion, in relation to the impact on adjacent listed buildings and the Conservation Area, the proposal is overall not considered to be in accordance with CDP 9 and SG 9. However, the viability of the proposal and the negative impact of the vacant site on the streetscape is considered to outweigh the negative impact of the proposed development on the surrounding Conservation Area and listed buildings. In this sense the terms of the national policy approach in HEP4 could be said to be met, as set out above.

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 acknowledges the significant contribution students make to the City's economy, social mix, vitality and vibrancy. It seeks to ensure the provision of high quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

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

Locational Criteria

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

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

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

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

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student

- Accommodation);
- c) The range of local facilities and mix of uses within the locality, and;
 - d) What non-student accommodation facilities the proposed development will introduce to support community integration.

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

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

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

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

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

Comment: Being within the City Centre, the site benefits from access to a range of key transport links, services and amenities. The location is within walking distance of a number of higher and further education campuses within the city centre, including the Glasgow School of Art, Royal Conservatoire of Scotland, University of Strathclyde, Glasgow Caledonian University and City of Glasgow College. Additionally, the site is well served by public transport to serve campuses outwith the city centre including University of Glasgow, Glasgow Kelvin College and Glasgow Clyde College.

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

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

The analysis of the surrounding urban context identifies the mixed uses expected of a traditional city centre function, and the primary role of Sauchiehall Street as a retail and commercial destination. Identified uses include education campuses, retail and commercial, cultural, office and tourism services. Given the commercial focus of the city centre, the existing residential population is relatively low within the zone of analysis. The existing residential provision is typically to the north of the application site in and around Garnethill, and to upper floors of parts of Sauchiehall Street/Bath Street.

As the commercial focus of Sauchiehall Street is now recognised as being unsustainable, the desire is to increase the resident population of this area. The proposal would assist in delivering economic development within Sauchiehall Street and within the wider community. Given the pattern of density of residential population within the locality, and generally low residential density within the immediate area, it is considered that the proposal can be successfully accommodated within the existing community. Additionally, being located immediately adjacent to the Glasgow School of Art campus and in close proximity to others, the location is appropriate for the provision of PBSA.

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

With relatively low mainstream residential accommodation within the surrounding area, the provision of purpose-built student accommodation would be expected to contribute towards the freeing up of mainstream residential accommodation capacity within the area and across the city currently occupied by students.

Considering the existing student accommodation population within the zone of analysis, there are currently five sites identified as offering student accommodation (totalling 813 bedspaces):

- iQ Student, 240 Bath Street - 330 bedspaces;
- Blythswood House, 200 West Regent Street - 224 bedspaces;

- Margaret Macdonald House, 89 Buccleuch Street – 110 bedspaces;
- 457 Sauchiehall Street – 80 bedspaces;
- 333 Bath Street – 69 bedspaces;

The following PBSA sites are under construction:

- 225 Bath Street – 550 bedspaces

The following benefit from planning consent for student accommodation (totalling 1,871 bedspaces):

- 249 West George Street – 147 bedspaces;
- 184 Sauchiehall Street – 619 bedspaces;
- 20 India Street – 591 bedspaces;
- 298 St Vincent Street – 321 bedspaces;
- 19 Cambridge Street – 193 bedspaces

Using recent census information, the existing total population within the zone of analysis is 4,734. This relates to current population and therefore does not account for any developments under construction or consented but not yet implemented (PBSA or mainstream residential). Currently, therefore, there are 813 operational PBSA bedspaces within a population of 4,734.

Assuming the above noted consented schemes are implemented, the purpose-built student bedspace provision within the zone of analysis would be increased to 3,234. Incorporating the proposed 356 bedspaces at Sauchiehall Street would result in 3,590 student bedspaces within the zone of analysis.

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

- Build to Rent at Pitt Street – 433 residential properties;
- School conversion at St Aloysius – 21 residential properties;
- Office conversion 215 West Campbell Street – 8 residential properties;
- Mainstream flats at 20 India Street – 20 residential properties

Assuming occupancy of 2.02 people per dwelling (based on the average Glasgow census data), this would result in an estimated 974 additional mainstream residents.

Taking the above into account, assuming all consents are eventually operational and occupied, the population within the zone of analysis would be estimated to increase from 4,734 to 8,485. This total population would include 3,590 PBSA bedspaces, which equates to 42% of the population within the zone of analysis.

The Supplementary Guidance does not establish a basic formula for establishing whether a concentration of student accommodation is too high, nor a specific population threshold. Instead, local circumstances should be considered in making a judgement on the capacity to absorb new PBSA. Considering the context of this proposal, as the existing residential population is concentrated to the north and west of the zone of analysis, it is considered that the proposed use would not form a cumulative effect on the existing community. It is considered that the proposed population numbers can be accommodated within the area of high accessibility and given the surrounding city centre services available to those residents.

The surrounding area is considered to have the capacity to absorb the provision of 356 additional PBSA bedspaces at this location due to the range of local facilities and mix of uses available within the community.

In consideration of the presented figures in the context of the application site, the proximity to University campuses, the dispersal of mainstream residential units, the mix of existing uses and services, and the desire to increase the population of the wider city centre, it is considered that the development of PBSA 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 derelict site and increasing footfall and vibrancy of the area and making provision for a public ground floor offer. The proposal would therefore be considered to make a positive contribution to supporting regeneration objectives.

While it is acknowledged that there is existing operational student accommodation within the 400m zone of analysis, the site is considered appropriate for the provision of student accommodation due to its adjacency and proximity to institutions of further education.

As the existing residential population is currently relatively low within the city centre, principally focused to the north, it is considered that student accommodation can be absorbed within the predominantly commercial area without having a harmful impact upon the maintenance of a sustainable community, with the development serving as a catalyst for further investment and community building outcomes.

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

The proposal is within the City Centre, with the site benefiting from excellent transport links and access to a wide variety of amenities and facilities, with uses including retail, food and drink, offices, hotels, cultural services, and education campuses. The 400m analysis indicates that the surrounding uses are generally commercial in nature, with the predominant concentration of residential being to the north of the site. The proposed use is not considered to form an incongruous feature within the city centre environment.

The proposal is not located within an area of concentration nor considered to undermine the character or amenity of the surrounding area. It would result in the delivery of high-quality student accommodation through the redevelopment of the derelict site. Given the high level of amenities and services available within the city centre, the proposal would not be expected to place unsustainable pressure on local amenities or facilities. Rather, the increased footfall and consumer spending would assist in supporting the local economy.

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

Policy encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. The proposal includes a ground floor foodhall which would be open to the public and provide significant active frontage on Sauchiehall Street. The proposal also includes the formation of a rear courtyard which would be open to the public and therefore seeks to support community integration.

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. Where possible, opportunities to achieve dual aspects should be delivered.

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: In consideration of the constraints of the site, the design criteria is considered to have been delivered where possible in the existing context. The proposal provides an active frontage at ground floor on Sauchiehall Street, including activation by return on Scott Street and Dalhousie Street. The large foodhall would be open to members of the public and deliver footfall generation. The proposal forms a new public space to the rear of the building which would deliver high quality public realm. The investment to develop the derelict site would be of benefit in reinstating an active use and footfall generating activities. This would complement recent public realm improvements delivered as part of the Avenues programme.

The built form is assessed elsewhere within the report. The flexibility of the internal layout of the proposal has been tested to ensure a sustainable future for the building, should PBSA demand reduce.

As per the aspirations of the City Centre SDF, the proposal would increase the population of the city centre, diversify the mix of uses within the traditionally commercial area and improve the quality of the built environment. It therefore supports and facilitates the long-term regeneration of the area.

Amenity Criteria

Proposals must demonstrate that:

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

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

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

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

Comment: The proposal offers both studio and cluster accommodation – 306 beds would be cluster rooms varying from 4, 5 and 6 bed clusters, and 50 beds would be studios. Rooms range in size from 14sqm to 31sqm. The proposal includes 16 DDA compliant rooms.

The proposed development has an amenity space requirement of 1,780sqm. The development would deliver a range of amenity spaces, proposed as:

Location	Provision
Ground Floor	105sqm lounge area 62sqm reception
Level 01	98sqm gym 149sqm internal amenity 48sqm internal amenity 37sqm laundry 378sqm upper foodhall
Level 02	447sqm courtyard
Level 04	27sqm internal amenity 121sqm roof terrace
Level 06	141sqm roof terrace
Level 07	20 sqm internal amenity 121 sqm roof terrace
Total Provided	1754sqm (4.9sqm per bedspace)

The above provision results in an amenity space shortfall of 26sqm (1.4%). It is not considered commensurate to seek a financial contribution for a minor shortfall in provision.

The public courtyard and foodhall mezzanine have been included within the amenity provision calculations. These will not be solely for the use of students, and represents a departure from the standard application policy regarding amenity provision. This approach has been accepted in this case due to the unique complexities of the site – both contextually and in terms of project viability. Information submitted identifies that the upper mezzanine will include private bookable rooms for students, and that the mezzanine will be available for student access 24 hours a day, rather than restricted to hours of operation of the foodhall. The internal amenity spaces are proposed to include co-study spaces and private dining areas, though the detail of each internal amenity space remains to be fully designed. A management plan has been recommended as a condition to confirm the intended operation strategy for these spaces.

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 rooms range from 14sqm to 31sqm. Studio rooms are at least 18sqm. The room sizes therefore meet the required space standards.

Management & Security Criteria

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

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

Comment: A Student Management Plan has been submitted with the application which addresses the above requirements. The information submitted is considered to be appropriate, with a suitable management strategy being subject to a Section 75 Legal Agreement.

Statement of Need

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

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

Comment: A Student Need Assessment has been submitted in support of the application, finding that Glasgow remains undersupplied with accommodation for its student population.

The Assessment identifies that the application site is strategically located immediately adjacent to the Glasgow School of Art and within walking distance of the Royal Conservatoire of Scotland, Glasgow Caledonian University, and the University of Strathclyde.

Glasgow is the UK's third largest student market by full-time population after London and Birmingham

and was home to 77,645 full-time students in 2021/22. Institutions are experiencing strong growth, leading to rapidly growing demand for accommodation. Student number growth across the City has been significant over recent years, with full-time student numbers growing by 29.5% between 2016/17 and 2021/22. There are now 17,690 more full-time students studying in the City than was the case five years ago.

Considering the Glasgow demand-supply position, the report finds that the student to bed ratio in Glasgow stands at 2.42:1 – indicating the need for additional PBSA to be delivered in order to house its growing student population. The student to bed ratio indicates that for 2021/22, there were 27,279 students in need of a bed, though unable to access one. Based on the assessment, the number of students unable to access a bed is set to grow without the delivery of significant amounts of new stock.

The largest number of existing student beds are found to be within the City Centre, accounting for 42% of the City's supply. However, the total existing provision of beds within the 400m zone of analysis at the time of assessment represented just 3.6% of all bed spaces in the City.

The shortfall in PBSA housing against demand is expected to increase and as a result will continue to place further pressure on the local and private rented market. On the basis of student demand, the proposed new development would satisfy part of the shortfall.

Given the existing demand for accommodation, the proposal is not anticipated to lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market, and relieve pressure on the general housing market. Should demand for student accommodation reduce in future, the proposal has been designed and tested to be flexible to alternative uses and could be converted to, for example, mainstream residential.

Failure to provide adequate accommodation stands as a major barrier to the continued growth of Glasgow Universities. The proposed scheme would deliver an additional 356 bedspaces to the Glasgow student accommodation offer. Given the demand for accommodation, this would not lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market.

The proposal is considered to be in accordance with the intentions of CDP10 and SG 10.

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, through supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel. Policy directs major development to locations well served by existing public transport services and active travel routes.

Parking provision for a student accommodation requires to be assessed against the standards set out in SG 11. PBSA within the city centre does not have a minimum vehicle parking requirement. With regard to cycle parking, there is a minimum requirement of 1 space per 2 staff and residents for PBSA. Public houses, restaurants, cafes etc have a requirement of a minimum of 1 space per 50sqm public floor area and 1 space per 10 staff.

Cycle parking should always be safe, sheltered and secure.

Comment: The application site is highly accessible with a number of public transport facilities within the surrounding area. To support the use of sustainable transport modes, there is no minimum vehicle parking provision for PBSA within the city centre, with none being proposed on site.

The PBSA proposal requires a minimum of 178 safe cycle storage spaces for residents. The building incorporates 212 safe and secure sheltered cycle storage spaces which includes provision for staff and the foodhall. The cycle storage would be accessed from Sauchiehall Street, using a dedicated access adjacent to the reception area. In addition, the proposal incorporates 10 on-street cycle racks – designed to reflect the adopted approach to the Avenues Public Realm on Sauchiehall Street.

The operator intends to offer bikes free of charge for student use, also kept within the cycle store. This arrangement would be managed by the reception team.

The cycle storage provision is considered to be appropriate. The proposal is in accordance with CDP 11 and SG 11.

Material Considerations

In respect of c), with regard to material considerations, 148 letters of representation have been received in relation to the application. These representations can be summarised and addressed as follows:

- Objection from Glasgow School of Art: the detailed objections from the GSA have been addressed in the report above in relation to impact of the proposed building on the Mackintosh School of Art, and elsewhere in relation to privacy issues. In summary, their objection states that in its current form, the proposal would lead to an unacceptable impact upon the Category A Listed Mackintosh Building and the Central Conservation Area. The GSA acknowledge that development of the application site could enable positive change and be a catalyst for the regeneration of Sauchiehall Street. A degree of impact upon the Mackintosh Building is accepted, though not to the degree proposed. Re-modelling the proposal, specifically to the western part of the site, could go some way to alleviate concerns.

Comment: It is acknowledged that the proposal will have a negative impact on aspects of the Mackintosh School of Art and the Conservation Area. However, as discussed above, this is weighed in the balance with the positive impact that the development would have on the appearance and vitality of Sauchiehall Street. The viability of development on this site would preclude any substantial reduction in height of any proposed building likely to come forward.

- The proposal would have a negative impact upon existing visual amenity due to its height and scale.

Comment: The visual impact of the proposal has been addressed within the report above. The scale and height of the building has been subject to extensive pre-application discussion seeking to balance the complex competing demands of the site, and in seeking to secure viable redevelopment of the site. The form of the building has responded to the immediate context by carving out the form of the building as required and to mitigate the impact of the proposed building. However, the height and scale of the building are considered to have a significant impact on the surrounding area; this is considered to be outweighed by the likelihood of any development on this site requiring a similar height and scale, and the benefit of securing a positive development on the site.

- Concern regarding quality of the detailed design

Comment: The detailed design of the building has been considered within the report above. This has been subject to extensive pre-application discussion, and further refinement post-submission to improve the detailing of the proposed building. The building design is considered to be of high quality and detail of materials will be conditioned to ensure that the design quality of the development is carried through delivery.

- The proposal would have a negative impact upon the setting and character of the Central Conservation Area and surrounding Listed Buildings.

Comment: The visual impact of the proposal on the above has been considered in the report above. Although the height of the building would have been ideally less, on balance it is considered that negative impacts on the setting of the listed buildings and Conservation Area are considered to be outweighed by the necessity of developing this derelict site in the heart of the City centre, and evidence has been submitted to explain that any proposal on this site would require to be of a similar scale.

- The proposal would impact upon views towards the Mackintosh Building.

Comment: This is considered within the report above, in relation to the heritage impacts of the proposal, and on balance the proposed development is considered to have acceptable impacts on views of the Mackintosh Building.

- The proposal would have a significant impact upon daylight received to rooms within the Mackintosh Building.

Comment: This is considered within the report above, and daylighting is considered to be acceptable.

- The proposal would have a detrimental impact upon the function of the spaces of the Mackintosh Building due to impact upon views from within the Mackintosh Building.

Comment: This is considered within the report above, and on balance the impact on the views from the building are considered acceptable..

- The proposal would have an impact upon amenity/privacy levels of the Mackintosh Building.

Comment: The impact on privacy within the Mackintosh Building is not considered to be significant: see comment in report above.

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

Comment: The general impact of the development on existing amenity levels has been considered within the report. The proposal is considered to meet general policy requirements and would not be considered to have a significant impact upon existing residential amenity, subject to recommended safeguarding conditions.

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

Comment: As per the assessment of policy CDP 10 above, it is not considered that the proposed development would result in an over concentration of student accommodation in the locale. Being immediately adjacent to the Glasgow School of Art campus, and in close proximity to other city centre campuses, the location for the mixed use development is considered to be appropriate. The proposal would be considered to assist in the regeneration of Sauchiehall Street, being a strategic objective.

- The proposal fails to provide adequate community benefit.

Comment: The submitted information justifies the requirement for additional PBSA within Glasgow. The proposal would result in the return of an active use to the derelict street block which would increase footfall and diversify the uses on Sauchiehall Street. The ground floor proposes a public commercial use, and a rear courtyard would also be open to the public during daylight hours - so creating a new area of public realm, with the advantage of providing additional vantage points to view the southern elevation of the Mackintosh Building. The socio-economic benefits have been summarised within the report above.

Representations in support of the proposal include:

- The redevelopment of the site presents an opportunity to activate the area and increase footfall
- The redevelopment would deliver economic benefit to the area
- Meets strategic aspirations to increase the population of the city centre;
- Additional student accommodation is essential to address a shortfall in provision and allow education establishments to continue to attract students. The proposal represents an appropriate location for this accommodation.

Conclusion

As discussed above, the proposal is considered to deliver economic, social and placemaking benefits to the City. It would assist in the regeneration and diversification of Sauchiehall Street, and return active public uses to the derelict site, which is detracting from the character and appearance of the Conservation Area and surrounding listed buildings.

It is considered that the proposal would be in accordance with NPF4 and the City Development Plan except for the significant issue of the negative impact on the Conservation Area and setting of adjacent listed buildings, as discussed in detail above. In this sense the proposal does not accord with the Development Plan. The scale of the proposed development would overall not be considered to preserve or enhance the character or appearance of Listed Buildings and the Conservation Area. However, as discussed above, this negative impact is considered to be outweighed by the significantly positive impact of developing this site and the assessment that any development of this derelict site would require a similar impact on the historic assets.

On balance, therefore, it is recommended that the application is approved subject to the following conditions and approved drawings.

Referral to Scottish Government

Under the terms of the Scheme of Delegation, the application requires to be determined by the Planning Applications Committee. As Historic Environment Scotland are a Statutory Consultee and have objected to the proposal, should Committee be minded to grant consent, the Council is required to notify Scottish Ministers under the terms of the Town and Country Planning (Neighbouring Planning Authorities and Historic Environment) (Scotland) Direction 2015. See Appendix 1.

Drawings

1. (10)001 P05 LOCATION PLAN Received 28 June 2024
2. (10)003 P01 BLOCK PLAN Received 28 June 2024
3. (20)100 P08 PROPOSED LEVEL 00 Received 29 May 2025
4. (20)101 P09 PROPOSED LEVEL 01 Received 29 May 2025
5. (20)102 P09 PROPOSED LEVEL 02 Received 29 May 2025
6. (20)103 P08 PROPOSED LEVEL 03 Received 29 May 2025
7. (20)104 P08 PROPOSED LEVEL 04 Received 29 May 2025
8. (20)105 P08 PROPOSED LEVEL 05 Received 29 May 2025
9. (20)106 P08 PROPOSED LEVEL 06 Received 29 May 2025
10. (20)107 P12 PROPOSED LEVEL 07 Received 29 May 2025
11. (20)108 P11 PROPOSED LEVEL 08 Received 29 May 2025
12. (20)109 P08 PROPOSED ROOF PLAN Received 29 May 2025
13. (20)303 P11 PROPOSED SOUTH ELEVATION Received 29 May 2025
14. (20)304 P12 PROPOSED EAST ELEVATION Received 29 May 2025
15. (20)305 P12 PROPOSED WEST ELEVATION Received 29 May 2025
16. (20)306 P07 PROPOSED NORTH ELEVATION Received 29 May 2025
17. (20)310 P08 PROPOSED SECTION A-A Received 29 May 2025
18. (20)311 P08 PROPOSED SECTION B-B Received 29 May 2025
19. (20)312 P04 PROPOSED SECTION C-C Received 29 May 2025
20. (20)313 P04 PROPOSED SECTION D-D Received 29 May 2025
21. (20)314 P04 PROPOSED SECTION E-E Received 29 May 2025
22. (21)001 P04 TYPICAL BAY STUDY 01 Received 29 May 2025
23. (21)002 P04 TYPICAL BAY STUDY 02 Received 29 May 2025
24. (21)003 P03 TYPICAL BAY STUDY 03 Received 29 May 2025
25. (21)004 P03 TYPICAL BAY STUDY 04 Received 29 May 2025
26. (21)005 P03 TYPICAL BAY STUDY 05 Received 29 May 2025
27. 5835-OOB-ZZ-00-D-L-000001 P03 Site Plan Level 00 Received 4 July 2024
28. 5835-OOB-ZZ-ZZ-D-L-000002 P06 Site Plan Level 01 and 02 Received 14 May 2025
29. 5835-OOB-ZZ-ZZ-D-L-000003 P03 Roof Terraces Levels 04 06 and 07 Received 4 July 2024
30. 5835-OOB-ZZ-ZZ-D-L-000040 P02 Planting Strategy Levels 00 – 07 Received 4 July 2024

Conditions and Reasons

01. 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.

02. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

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

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

hierarchy.

04. Prior to the commencement of demolition and construction works on site, a method statement detailing the anticipated programming and methodology for demolition and construction works shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved methodology shall be implemented and maintained in the approved manner throughout the period of the works. The submission shall include information relating to:
- (a) measures for the control of noise dust and vibration;
 - (b) areas for the delivery and storage of equipment and materials;
 - (c) management of site traffic;
 - (d) method statement and programme for demolition works;
 - (e) measures for control, limitation, and repair of any damage to the Avenues public realm; and
 - (f) proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic,

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; and to minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

05. Prior to the commencement of demolition and 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.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; and to safeguard the character of the surrounding conservation area.

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

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

07. 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.

08. 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.

09. 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. Unless otherwise agreed in writing with the Planning Authority, no development (other than demolition) 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.

11. 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.

12. Prior to the commencement of above ground construction works for the new building site, a statement and/or scale drawings confirming how previously salvaged historical features from the O2 ABC Building façade shall be incorporated into the new development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be implemented in the approved manner prior to occupation of the building.

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

13. Prior to the commencement of construction works on site, final construction drawings of the drainage designs for the development, to include the green roof, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage systems 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.

14. 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, 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; and to safeguard the character of the surrounding conservation area.

15. Prior to the commencement of above ground construction works for the new building on site, a sample panel 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. Where practicable, unless otherwise agreed in writing by the Planning Authority, the approved sample panel shall remain in place throughout construction. 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; and to safeguard the character of the surrounding conservation area.

16. 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 for all elevations, detailing the treatments; the method of fixing of materials; the type of jointing and framing to be used; and the incorporation of design measures to prevent premature weathering and staining; shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; and to safeguard the character of the surrounding conservation area.

17. 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 to the street and/or public realm at all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; and to safeguard the character of the surrounding conservation area.

18. Prior to commencement of above ground construction works for the new building on site, a marked up elevational study at 1:20 detailing profile, makeup and detailing of the Sauchiehall Street and Renfrew Street elevations 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 safeguard the character of the surrounding conservation area; and to enable the Planning Authority to consider this/these aspect(s) in detail.

19. Prior to commencement of above ground construction works for the new building on site, drawings at 1:20 scale illustrating the safe-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 and to safeguard the character of the surrounding conservation area.

20. Prior to commencement of above ground construction works for the new building on site, scale drawings and further detail of the courtyard/terrace privacy buffers adjacent to private accommodation shall be submitted to and approved in writing by the Planning Authority. Thereafter, the privacy buffers 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.

21. Prior to commencement of above ground construction works for the new building on site, scale plans indicating the layout and intended use of internal amenity spaces shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner.

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

22. Prior to the commencement of above ground construction works for the new building on site, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter the architectural lighting scheme shall be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; and to safeguard the character of the surrounding conservation area.

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

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

24. 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 and thereafter shall be implemented in the approved manner. For the avoidance of doubt, no vents, flues, aerials or other such external fittings are approved on the external elevations without the prior written agreement of the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; and to safeguard the character of the surrounding conservation area.

25. Prior to commencement of above ground construction works, an updated Noise Impact Assessment, to include details of mitigation measures to prevent an adverse impact of commercial noise on occupiers of the building, shall be submitted for the written approval of the planning authority. The approved mitigation measures shall be completed before the use of the development commences.

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

26. Prior to the commencement of above ground construction works for the new building 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.

27. Prior to the commencement of above ground construction works for the new building on site, detail of biodiversity improvement measures, to include rooftops, shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

28. Prior to commencement of landscaping works on site, a programme for the implementation of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the Planning Authority. In addition, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

29. Prior to commencement of this aspect of the works for the new building on site, a scheme of landscaping to include on-building amenity spaces, shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, privacy treatments, 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. 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 contributed to the landscape quality and biodiversity of the area.

30. Prior the commencement of this aspect of the works, details of all roof-mounted plant, apparatus and screening 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.

31. For the avoidance of doubt, notwithstanding the approved drawings, no signage features are consented. Prior to commencement of this aspect of the works, a signage strategy for the building will be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; to ensure a consistent approach to the display of signage on the building; and to safeguard the character of the surrounding conservation area.

32. Prior to the commencement of this aspect of the works for the new building on site, detailed proposals for the footway / public realm works around the development site shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail; in the interests of pedestrian safety; and to safeguard the character of the surrounding conservation area.

33. Prior to installation, details of external security features proposed for use on the premises, in respect of design, colour and location, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be installed in the approved manner prior to occupation of the building.

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

34. 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 for both the accommodation and commercial uses shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, bins must be stored within the curtilage of the site. 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.

35. 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:

36. 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. Thereafter, the servicing strategy shall be implemented in the approved manner, unless otherwise approved in writing by the Planning Authority.

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

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

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

38. Prior to the use commencing, a statement outlining the access and management strategy for the internal amenity spaces, external terraces, and public rear courtyard, 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 allow the Planning Authority to consider this/these aspect(s) in detail, and to

protect the occupiers of dwellings or noise sensitive buildings from excessive noise; and in the interest of public safety.

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

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

40. Intended use and hours of operation for the ground floor commercial unit(s) shall be submitted for the inspection and written approval of the Planning Authority prior to the use of the unit commencing.

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

41. Disposal of Cooking Odours/Fumes from Commercial Equipment

(a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up internally and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.

(b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences. The elements to be included are:

- (i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.
- (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.
- (iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
- (iv) Air Input - An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.

(c) A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the planning authority before the use commences and shall be implemented as approved for the duration of the use.

(d) Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

42. The external rooftop terraces shall be used only between 0800 hours and 2200 hours daily.

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

43. The hours of operation of the ground floor commercial use shall not exceed 0800 - 0100 hours daily, unless otherwise agreed in writing by the Planning Authority.

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

44. The external seating area adjacent to the Sauchiehall Street footway shall not operate outwith the hours of 0800 and 2200, seven days per week.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

45. Street furniture associated with the external seating area fronting Sauchiehall Street must be removed from any area outside the premises and be stored indoors outwith the permitted hours of operation of the premises, and when the seating area is not being utilised during inclement weather. The setting out and removal of tables and chairs shall occur within the operating hours of this external seating area and shall not occur outwith these hours.

Reason: In order to protect the visual amenity of the surrounding area; to prevent use of the

seating areas outwith the permitted hours of operation; and to protect local residents from exposure to noise and disturbance at unsocial hours

46. Servicing of the premises shall require to adhere to existing Traffic Regulations. Where compliant with Regulations, servicing of the commercial premises shall be restricted to the following days and hours of operation: 0700 hours until 2000 hours, 7 days a week.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

47. No acoustic/amplified music shall be played on the external terrace.

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

48. 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 and traffic safety at the locus.

49. Cycle parking within the site shall comply with SG11 requirements and shall be safe, sheltered and secure.

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

50. 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.

51. A heel kerb is required to clearly delineate between private and adopted areas.

Reason: To ensure that no issues of public right of passage arise, and in the interests of pedestrian and vehicular safety.

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

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

53. 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.

54. 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.

55. External security shutters shall not be permitted in the development hereby approved.

Reason: To safeguard the character of the surrounding conservation area.

56. Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.

Reason: To safeguard the character of the surrounding conservation area.

Advisory Notes:

01. 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.
02. 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.
03. 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.
04. 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.
05. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
06. The applicant is advised that a S56 order is required for any works encroaching on the footway.
07. 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.
08. 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.
09. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works.
10. 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.
11. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
12. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
13. The applicant is advised that written approval from the Scottish Environment Protection Agency and Scottish Water should be obtained prior to construction works commencing on site.

Appendix 1

SUMMARY OF OBJECTION BY STATUTORY CONSULTEE (HISTORIC ENVIRONMENT

SCOTLAND)

Historic Environment Scotland - Objection

Below provides a summary of the comments provided by HES, being a statutory consultee:

Policy Background

HES notes that the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With regard to NPF4, Policy 7 Historic Assets and Places states that development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

Historic Environment Policy for Scotland (HEPS) is a non-statutory policy statement directing decision making that affects the historic environment and is a material consideration. HEPS policies of particular relevance to this application are:

HEP2: Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

The HES Managing Change series supports the policies above, with Historic Environment: Setting being of relevance to this case.

HES considers that the proposal is contrary to the above policies.

Glasgow School of Art (Mackintosh Building)

HES state that assuming full restoration of the Mackintosh Building, and even if only partial restoration was found to be possible, the potential impacts identified would affect priority areas of this building. Given the international significance of the building and its exceptional quality of internal spaces, HES consider it important that proposed development on the application site should not diminish its setting or adversely impact the functionality and architectural character of its interior. They consider that the proposal would have a significant negative impact on the setting of Glasgow School of Art in the following respects:

Views out of the Mackintosh Building – The work done in producing visualisations to demonstrate the impact on views is commented. However, it is evident from these visualisations that the proposal would block views and daylight from most of the spaces that have been assessed. These are not addressed individually within the HES response, though the concern lies particularly in impacts on important views from the following two areas:

The Loggia:

“The Loggia is an area of circulation space behind the Professor’s studios and leading to the Hen Run, a glazed corridor that connected the east and west halves of the building at 2nd floor level, and itself one of the building’s key spaces. The Loggia contains a series of three brick arches set into the south wall of the building, with further arches set at right angles across the corridor, creating a highly characterful vault-like space. Large oriel windows project from the wall arches. Equipped with tables and seating, these large window recesses were specifically designed both as a space to relax and one in which students could view and draw the city’s rooftops. The Loggia is a highly memorable and characterful space, and is a prime example of how Mackintosh designed the building to encourage and promote informal as well as formal learning.

Externally, the oriel windows of the Loggia are an important and characterful feature of the south elevation. They were previously visible at street level from the lower part of Pitt Street, between Sauchiehall Street and Sauchiehall Lane.

The visualisations show that views of the cityscape from the Loggia would be almost completely blocked by the new development, replaced by views into the proposed courtyard and bedrooms. The original purpose of this space, to provide a view over the city, would be so severely diminished that we consider that this impact, on its own, is significant and contrary to national policy and guidance.

Views south across the city are available from other spaces within the building, but these are either from formal teaching spaces or less commodious circulation areas such as the staircases. Some such views are available from the Hen Run (shown in the visualisations), but these are less easily obtained because for most of its length views out of the Hen Run are largely blocked by the roof of the principal staircase. Views of the city that are available from most other parts of the Art School, including the Hen Run, would also be blocked in a similar way to the Loggia and replaced by views into the courtyard and bedrooms. Glasgow School of Art would become visually divorced from its city, which is of key importance to its 'sense of place' and cultural significance."

The Library:

"The library is Glasgow School of Art's most celebrated and well-known room; it is generally considered as Mackintosh's finest and most important interior. It is a double height space with a timber gallery running round all four walls, supported on an elaborate structure of timber columns. It was completely destroyed in the 2014 fire and meticulously reconstructed before being destroyed again by the 2018 fire. The quality of the research and craftsmanship that went into recreating the library after the 2014 fire makes us confident that it could be accurately rebuilt.

The library is lit by three double height windows on the west wall and, at the lower level by three south-facing windows, the eastern one of which was enclosed by a glazed partition to create the librarian's office in the southeast corner of the room. There is also a taller high-level window on the south wall, lighting the gallery, and two small windows facing east. The inter-relationship between daylight from the windows and the division of space created by the gallery, its timber columns and other components are fundamental to the unique character of this room.

The two (west and centre) low-level windows in the south wall would be most impacted by the application proposals. These windows provide direct sunlight to the underside of the south gallery and adjacent seating area and form an important element of lighting to the whole space. They are fitted with window seats, allowing students to read in the space or look out over the nearby rooftops. The pre-fire view was partially obscured by the roof of the neighbouring B-listed O2 building, but an important visual connection with the city was obtainable. The application visualisations show that these views would be blocked by the proposed development and that views to the sky would also be blocked, meaning that direct and indirect sunlight would be reduced, especially in winter. Daylighting analysis confirms a reduction in daylighting.

The southeast window also provides indirect light to the main library, through the glazed partitions of the librarian's office. The daylighting analysis shows that this would also be reduced by the proposals.

Overall, we consider that the proposals would have a detrimental impact on the architectural character of the library by reduction of direct and indirect sunlight from the low-level south-facing windows, and by a loss of views to the city from them, which the library was designed to provide."

Other daylighting impacts – HES note that wider impacts related to reduced daylighting were also identified as an impact caused by a proposal on the site in 2016. *Managing Change: Setting guidance* states that "both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes.". It is the view of HES that the wider functional and sensory impacts that arise from reduced daylighting should be considered in the assessment of the proposal.

Views to southwest corner of Glasgow School of Art – *"The design of the west elevation and its return to the south are generally considered to be the finest part of Mackintosh's external design. The building sits on a very steep site and Mackintosh chose to emphasise the height of the building through the use of a strong vertical emphasis. On the west elevation the masonry frames of three exceptionally tall oriel windows run from the architectural studio at entrance level, through the triple-height windows that serve the library and the room above it, to the top of the gable. On the return, south elevation, an inset double-height window serving the library gallery and room above is topped by a glazed slot that lights the gable studio. The smaller windows on these elevations further emphasise the height of the building. While some other buildings of the period had a similar vertical emphasis, the relationship between the volumes and tall size of the windows created here was Mackintosh's innovation.*

These two elevations are best seen together from Sauchiehall St, at the junction with Pitt St. Longer views to the south gable are obtainable for most of the length of Pitt Street – even beyond St Vincent Street, which is 4 blocks away and well below the Blythswood ridge. Although these more distant views might be considered somewhat incidental, it is undoubtedly the case that the southwest gable of Glasgow School of Art has considerable presence in the wider townscape.

The proposals have been designed to protect closer views of the southwest corner of Glasgow School of Art. The massing along Scott Street has been kept to a minimum and new views would be obtainable from the roof terraces and courtyard. However, we consider that the overall massing and height of the proposed building would be dominant in views to the School's southwest corner. The visualisation on p3 of the Supplementary Information document (September 2024) shows that at the best point for viewing the southwest corner, the proposed new building would also be fully visible. The height, proportions and overall mass of the proposal would combine to diminish the visual presence of Glasgow School of Art. In particular, the tall windows that are its key features appear less impressive in the context of an adjacent building of greater scale.

The height of the Sauchiehall Street block would also mean that much less of the south gable would be visible in longer views from the south; in particular the HTVIA visualisations 10, 12 and 14 indicate that the tall central window (a key identifying feature) would be obscured by the proposed building."

Views to south elevation and southeast corner of Glasgow School of Art – *"While the southwest corner of Glasgow School of Art is undoubtedly of the highest significance, the southeast corner is also important.*

When Glasgow School of Art was built the existing buildings on the Jumpin' Jak's (ABC2) site were a line of shops that were 1½ -2½ storeys high. Glasgow in the late 19th century was expanding rapidly and new construction techniques and improving fire-fighting technologies meant that taller buildings could be erected. At the time of building, Mackintosh was faced with a situation in which his rear (southern) elevation would be prominently visible, but might, within a few years, be obscured by new taller buildings on Sauchiehall Street and/or Dalhousie Street. His response to this challenge is one of the reasons why the building is so highly regarded. The southeast gable was left unfenestrated because it faced into the neighbouring plot, but by the use of some very simple detailing at the parapet, Mackintosh gave an otherwise stark rendered wall the appearance of an austere castle.

Views to the entire south elevation of Glasgow School of Art are not easily obtained, yet it is important to note that these views, such as they are, are sought out by people who are interested in the building. The best views are obtained from halfway up Douglas Street, roughly at the junction with Sauchiehall Lane.

The previous redevelopment application for the eastern half of the site (16/01883/DC) was refused at appeal partly on the grounds of loss of views to the south elevation of Glasgow School of Art. Among other reasons, the reporter noted that the proposal would diminish the opportunity to appreciate Mackintosh's response to the particular design challenge that he faced.

In seeking to reduce the mass of the new development at the west end of the site, the current proposal increases the massing at the east end. Whereas the 2016 proposal stepped up Dalhousie Street, the mass of the building is brought forward to Sauchiehall St in the current proposal. This would mean that views to the top of the southeast gable are slightly improved in views from Sauchiehall Street at the junction with Douglas Street, but that better views to a larger portion of the south elevation from Douglas Street would be substantially blocked. New views to the south elevation would be provided from within the proposed courtyard. This is very welcome, and to some extent may be considered to compensate for loss of existing views. However, on balance we consider that the potential loss of established views would add to the other impacts described above."

Grecian Buildings, 336-56 Sauchiehall Street (Centre for Contemporary Arts (CCA))

HES note that Grecian Buildings was designed by Alexander "Greek" Thomson, who together with Charles Rennie Mackintosh, is one of Glasgow's most distinctive and celebrated architects.

"Grecian Buildings forms the western end of an approximately 3-block run of 3-4 storey buildings of a visually consistent height along the north side of Sauchiehall Street (see Annex C). This includes the existing and former buildings on the application site. The visual consistency of height along this run of buildings is remarkable given their date range (mid 19th – mid 20th century) and city centre location. Grecian Building's neighbour to the west, the 1960s Dental Hospital, comprises a 3-storey podium building of about the same height as Grecian Buildings, topped by a central 7-storey tower block. The visual impact of the tower is mitigated, to some degree, by the respectful height of the podium building and the horizontal shadow gap provided between the two. The consistency of building height along the

north side of Sauchiehall St, to which Grecian Buildings makes an important contribution, forms a significant aspect of its setting.

The 7-storey principal frontage of the proposed new building is nearly twice as tall as Grecian Buildings; the additional set-back storeys make it 2½ times as tall. It is our view that its scale would be overbearing in relation to Grecian Buildings and disrupt its strong existing connection with the streetscape to a significant degree. Instead of forming part of a long run of consistently scaled buildings, the application visualisations indicate that Grecian Buildings would be visually diminished between two much taller buildings (the proposed building and the Dental Hospital tower), thereby eroding the important contribution it makes to the streetscape.

It is worth noting that Glasgow School of Art and Grecian Buildings are the only surviving pair of buildings by Charles Rennie Mackintosh and Alexander Thomson that can be seen together from the same place at close range. The verticality of Glasgow School of Art's southwest corner provides an interesting contrast to the horizontal character of Grecian Buildings. While the intervisibility of these two buildings would not be significantly affected by the proposed development, its disproportionately large massing would detrimentally impact the visual relationship between the two because of its diminishing visual effect on the southwest corner of Glasgow School of Art."

HES position

"The proposed development would cause significant adverse impacts to the setting of Glasgow School of Art because it would obscure important views to and from the building and diminish the visual presence of its southwest corner. This would affect the way its cultural significance can be understood, appreciated and experienced to a degree that raises issues of national interest. It would also have a significant adverse impact on the setting of Grecian Buildings.

It is our view that all of the impacts described above could be removed (or reduced to a level that is not significant) by a substantial reduction in the height of the proposed development."

HES also note that throughout the pre-application process the applicants have stated that a development of reduced scale would not be financially viable to them. At the point of submission, this information was not shared with HES and it was therefore unclear as to why a more sympathetically scaled development would not be viable. This information was subsequently shared and discussed with HES. A further response from HES advises that they are content that the submitted information indicates that reasonable efforts to mitigate the potential impacts of the proposal by reducing the scale of the scheme have been undertaken. Nevertheless, they remain of the view that the potential impacts on the setting of Glasgow School of Art are contrary to relevant national policy for the historic environment and raise issues of national importance, therefore they maintain their objection.

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at

www.ordnancesurvey.co.uk

If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.