



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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Item 1 (a)

11th November 2025

**24/00206/LOCAL – Site formerly known as 663 Balmore Road
Erection of flatted development (12 no units) and associated works**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 15

Citywide: n/a

Local member(s) advised: Yes ☐ No ☒ consulted: Yes ☐ No ☒

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1 PROPOSAL AND FURTHER INFORMATION REQUEST

- 1.1 The application site is a vacant site on Balmore Road that previously accommodated a police station. The site is bounded by residential dwellings to the south, residential flats and landscaping to the east, Balmore Road Playground and Park to the west and residential flats and a church to the north on the opposite side of Balmore Road.
- 1.2 The proposal seeks consent for the erection of a four-storey flatted block creating 12 flats, providing the following accommodation: 4 x 1 bedroom flats 8 x 2 bedroom flats The proposed layout would be a T shaped block fronting onto Balmore Road using an existing vehicle access to access a rear parking court. The proposed plans show an internal bin store, with no cycle storage or backcourt. The design would have alternating bands of facing brick and render with a concrete tiled pitched roof.
- 1.3 This case was presented to the Local Review Committee on 4 March 2025. Committee should refer to the original report for a full assessment of the proposal against the City Development Plan. Following discussion, it was agreed that the item would be continued to request the following information:
 - a. Flood Risk Assessment, Site levels and SuDS proposals;
 - b. Drainage Impact Assessment, Drainage Layout and Drainage Maintenance Schedule;
 - c. Flood Exceedance Routing;
 - d. Self-Certification, Independent Checks and Professional Indemnity Insurance Evidence;
 - e. Scottish Water approval for a new connection to the combined sewer;
 - f. Coal Mining Risk Assessment;
 - g. Geo-environmental Desk Study, showing scope of proposed site investigations;
 - h. Statement on Energy;
 - i. Preliminary Ecological Appraisal;
 - j. Biodiversity Statement;
 - k. Proposals for external waste storage area; and
 - l. Proposals for cycle parking.
- 1.4 The Council wrote to the applicant in March 2025 requesting this information. This has not been provided.

2 REASONS FOR REFUSAL

- 2.1 The reasons for refusal are set out below:
 - 01 The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The proposal is contrary to NPF 4 Policy 14 'Design, quality and place' and CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017), in that the proposed development would be an incongruous addition to a prominent main road site and would not reflect the architectural styles of the local area, and the proposal would result in residential development with no external amenity space, reducing the areas for relaxation and recreation which have a positive benefit for the health and wellbeing of future residents. The proposal is not consistent with the six qualities of successful place.
03. The proposal is contrary to NPF 4 Policy 1 'Tackling the climate and nature crises', Policy 2 'Climate mitigation and adaption' and CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017), and the North Glasgow Strategic Development Framework (2023) and CDP 5 & SG 5: Resource Management of the City Development Plan (adopted 2017), in that the proposal has not been demonstrated to be designed to reduce the greenhouse gas emissions from the occupation and use of the dwelling. The proposal has not taken due accord of the requirement for climate mitigation and adaption or given significant weight to the global climate and nature crises.
04. The proposal is contrary to NPF 4 Policy 1 'Tackling the climate and nature crises' and Policy 3 'Biodiversity' and CDP 7 & SG 7: Natural Environment of the City Development Plan (adopted 2017), in that the proposal lacks an ecological appraisal and details of biodiversity enhancements. The proposal cannot be deemed to be giving due weight to the global climate and nature crisis and the proposal would result in the loss of any existing biodiversity.
05. The proposal is contrary to CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017), and the North Glasgow Strategic Development Framework (2023) in that the proposal would increase residential density in an unsustainable location resulting in overdevelopment of the site.
06. The proposal is contrary to NPF4 Policy 9 'Brownfield, vacant and derelict land and empty buildings' in that the proposal has not provided a coal mining risk assessment or site investigation information, and therefore has not demonstrated that the land is or can be made safe and suitable for development.
07. The proposal is contrary to NPF4 Policy 12 'Zero Waste' in that the proposal would not clearly provide for the reduction of waste and waste separation at source. The proposal therefore would not seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
08. The proposal is contrary to NPF4 Policy 13 'Sustainable transport' and CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017), in that the proposal would not provide cycle parking for the residents of or visitors to the proposed new dwellings.

09. The proposal is contrary to NPF4 Policy 22 'Flood risk and water management' and CDP 8 & SG 8 'Water Environment' of the City Development Plan (adopted 2017), in that the proposal has not been adequately screened for flood risk.
10. CDP 12 & IPG 12 'Delivering Development' of the City Development Plan (adopted 2017), in that the proposal is an overdevelopment of the site which results in a lack of amenity for future residents of the development, to the detriment of residential amenity.
11. In the interests of the proper planning of the area, the application contains insufficient information to allow the application to be properly assessed. Specifically the following were not provided: a Coal Mining Risk Assessment, a Statement on Energy, a Flood Risk Assessment, Drainage Assessment, a Primary Ecological Assessment, and an assessment of Biodiversity Net Gain.

3 COMMITTEE CONSIDERATIONS

- 3.1 Committee should note that some of the information requested could be addressed by condition. However, other information: an ecological appraisal and biodiversity enhancements, a coal mining risk assessment, a statement on energy, a flood risk assessment, and a drainage assessment, are considered to be essential to assess the proposal, and are therefore reasons for refusal in themselves.

4 COMMITTEE DECISION

- 4.1 The options available to the Committee are:
 - a. Grant planning permission, with or without conditions, and subject to a legal agreement relating to a financial contribution of £15,080 for open space provision; or
 - b. Refuse planning permission.

Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

n/a

What are the potential equality impacts as a result of this report?

no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage.

n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

n/a

What are the potential climate impacts as a result of this proposal?

n/a

Will the proposal contribute to Glasgow's net zero carbon target?

n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

9 RECOMMENDATIONS

- 9.1 That Committee consider the content of this report in coming to their decision.