

Item 5

23rd April 2026

**Glasgow City Council****City Administration Committee****Report by Councillor Ruairi Kelly, City Convener for Housing, Development, Built Heritage and Land Use****Contact: George Gillespie, Ext: 79106****Buchanan Bus Station Masterplan****Purpose of Report:**

To inform Committee of progress on the concept masterplan led by SPT to inform the future redevelopment of the Buchanan Bus Station (BBS) and to seek approval for the BBS Masterplan as a material consideration for planning decision making.

Recommendations:

It is recommended that the Committee:

1. note the content of the report and progress made on producing the BBS Masterplan
2. approve the BBS masterplan as a material consideration for Planning decision making.

Ward No(s): 10

Citywide: Local member(s) advised: Yes No consulted: Yes No

1 Introduction

- 1.1 The City Centre Strategic Development Framework ([SDF](#)) adopted in 2021, identified the need for Cowcaddens-Townhead as a place with transformation potential in support of urban repair and the re-densification and re-population of the City Centre, a requirement underpinned by the [City Centre Living Strategy](#). This approach was reiterated by the [Central District Regeneration Framework](#) which noted that the area around the station is underperforming and could be better integrated into the City Centre. The [Glasgow Transport Strategy](#) adopted in 2022 emphasises multimodal integration and improved public transport hubs acknowledging the station's importance and the need for better connectivity.
- 1.2 In line with this GCC have worked in partnership with SPT in production of the concept masterplan for the Bus Station and surrounding city block.

2 The Masterplan

- 2.1 The Masterplan sets out a bold and ambitious vision for the site; a mixed-use development with a 21st century bus station and mobility hub at its heart that enhances the experience of all members of the public and improves significantly the work environment for the station staff, increasing wellbeing and job attractiveness.

Safety and security and operational efficiency, alongside core sustainability principles, underpin the masterplan.

- 2.2 The masterplan is shaped by five key themes identified through a series of visioning workshops and tested through public engagement.
- *A 21st Century Mobility Hub*. The bus station is envisioned as a modern, sustainable and resilient multimodal transport interchange that supports seamless connectivity across Glasgow and beyond.
 - *Enhanced Users Experience*. Passenger comfort, safety, and convenience are central to the design.
 - *Quality Development*. The development will be underpinned by high-quality architecture and placemaking.
 - *Future of Cowcaddens*. The bus station will act as a catalyst for the regeneration of Cowcaddens, contributing to its transformation into a lively, mixed-use urban quarter.
 - *Integrated Glasgow*. The station will be a key node in Glasgow's integrated transport network, supporting active travel and public transport interchange.

- 2.3 The concept Masterplan phase has ended with the production of a [Buchanan Bus Station Stage 6 Report](#) which crystallises a strategy based on technical, policy and Place considerations, as well as being informed by public requirements. This sets the scale and ambition for repairing the local city fabric and achieving a modern, flexible bus station and sustainable travel hub within a wider mixed-use development.
- 2.4 The Masterplan is embedding flexibility as a core principle, but potential uses indicatively include residential, retail, commercial, hotel, PBSA as well as new public realm and greenspace. Provision for the replacement of the Concert Square Car Park will also be required.

3 Consultations

- 3.1 An extensive and multi-layered public consultation process was undertaken with focused engagement sessions prior to a wider public engagement process which started on the 28th of October and ended on the 24th of November 2025.
- 3.2 A total of 959 complete online survey responses were received, alongside a further 480 partial responses. In addition, workshops engaged more than 25 invited stakeholders, while focus groups captured perspectives from accessibility organisations, new residents, and equalities-focused groups.

4 Next Steps

- 4.1 The Masterplan has been discussed at Economy, Housing and Transport and Regeneration Policy Committee on [21 April 2026](#) . Following approval at this City Administration Committee, it will form a material consideration for Planning decision making, and be used to attract inward investment aimed at the comprehensive redevelopment of the existing bus station.

5 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	None: the masterplan is funded by SPT
<i>Legal:</i>	None
<i>Personnel:</i>	None
<i>Procurement:</i>	None

Council Strategic Plan: The masterplan supports the following Grand Challenges:

Grand Challenge 1: Reduce poverty and inequality in our communities (secondary alignment)

- Enhanced access to reliable, efficient, low-cost public transport helps improve mobility for lower-income residents

Mission 3: Improve the health and wellbeing of our local communities and

Mission 4: Support Glasgow to be a city that is active and culturally vibrant.

Grand Challenge 2: Increase opportunity and prosperity for all our citizens

- The proposal introduces mixed-use development (homes, shops, offices), improving connectivity and supporting economic growth in the city centre.

Mission 1: Support Glasgow residents into sustainable and fair work.

Mission 2: Support the growth of an innovative, resilient and net zero carbon economy.

Grand Challenge 3: Fight the climate emergency in a just transition to a net zero Glasgow

- The redevelopment focuses on integrating public transport, active travel, and preparing the hub for electric bus fleets, all reinforcing decarbonisation goals.

Mission 2: Become a net zero carbon city by 2030.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's

Yes, through engagement across social and economic sectors

Equality Outcomes 2025-29? Please specify.

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

The programme is expected to generate a positive equality impact, strengthening access to employment, social, cultural and sporting opportunities.

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

The proposal is targeted to repair a transitional portion of central Glasgow and will improve the physical environment, address social issues, and increase economic activity

Climate Impacts:

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

Projects will support the following Climate Plan Themes:

Theme 2: Just and Inclusive Place.
Theme 3: Well Connected and Thriving City
Theme 4: Health and Wellbeing.

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

The potential investments informed by this proposal are likely to have a beneficial impact on climate as a result of supporting a sustainable mobility within and out width the city's boundaries, delivering public spaces and buildings designed for climate resiliency

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

Yes, through supporting sustainable mobility and delivering resilient places and buildings.

Privacy and Data Protection Impacts:

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

No

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

6 Recommendations

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