



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

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Item 2(a)

19th May 2026

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

Application	24/03061/FUL	Date Valid	17.01.2025
Site Address	Berkley House 285 Bath Street Glasgow		
Proposal	Demolition of building and erection of mixed-use development with purpose-built student accommodation (Sui generis) and ground floor unit (Class 1A, Class 3 - restricted cooking methods, or Class 10), with associated infrastructure.		
Applicant	McLaren (Bath Street) Ltd And BIA Murray Ltd Mr Jackson Gatley 61 Curzon Street London W1J 8PD	Agent	Manson Architects + Planners Ross Manson 25 Ainslie Place Edinburgh EH3 6AJ
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_126,Blythswood & Broomielaw
Conservation Area	Central	Listed	
Advert Type	Bad Neighbour Development Affecting a Conservation Area/Listed Building	Published	28 th January 2025

Representations/Consultations

9 letters of objection were received, including from Councillor Millar, the main points of which can be summarised as follows:

- *The proposed scale is inappropriate for its context and fails to align with Glasgow's guidance for integration of tall buildings;*
- *Loss of amenity (sunlight and daylight) for neighbouring properties from overshadowing due to the proposed building being significant over scaled for its context;*
- *The proposal would introduce a disruptive monolithic form of massing, scale and materiality that is detrimental to the character of the surrounding conservation area and the setting of nearby listed buildings;*
- *The proposal is speculative and follows a pattern of repetitive design offering no architectural merit or meaningful contribution to the urban environment;*

- *Over-concentration of Purpose-Built Student Accommodation (PBSA) in the vicinity of the proposed development, exceeding levels in nearby areas where further PBSA is already precluded by planning policy;*
- *The construction phase would be detrimental to users of a nearby charities who provide services to clients with acquired brain injury and sight loss respectively;*

2 letters of support for the proposal were also received and can be summarised as follows:

- *The proposal would replace an underutilised and partially vacant office building with a modern and sustainable development, revitalising a brownfield city centre site and significantly improving the appearance of Bath Street and increase footfall in the locality.*

Scottish Water – No objection.

Site and Description

The site is located on the south side of Bath Street, in a mid-block position between the junctions with Holland Street and Elmbank Street, and is currently occupied by a late 20th Century 5-storey office building arranged in a L-shape. The existing building has a basement level which accommodates a parking area associated with the offices within, accessed from Bath Lane.

The existing building has a gross floor area of 3401m² and has office floor space on five levels. It is clad in a buff pre-cast stone with bronze aluminium cladding and a zinc or zinc appearance standing seam mansard roof. The building is both unlisted and unexceptional in terms of its appearance and contribution to the Central Conservation Area, within which the site lies. Listed buildings in the vicinity include Renfield St Stephen's Parish Church to the north and the former Glasgow Academy School to the south.

The buildings to the east and west of the site vary in height significantly. 279 Bath Street to the east is the same height as the existing building and comprises five-storeys of commercial space. The building to the west, 289 Bath Street, is 12 storeys in height and was formerly an office building which was extended and converted into residential apartments in the early 2000's.

Planning History

24/01522/PAN - Demolition/potential refurbishment of building for mixed-use development with purpose-built student accommodation and ground floor commercial space (Class 1A, 3 or 10) and associated works. No objection.

24/03069/CON - Complete Demolition in a Conservation Area. Pending.

Pre-application engagement

A series of pre-application meetings and workshops (24/01145/PRE) were undertaken involving GCC Development Management and City Design. The scale and massing of the proposal was tested in a series of revisions but it was not considered that a supportable solution was presented at this stage. The discussion also focussed on the principle of PBSA at this location and concerns were raised with the applicant about potential over-concentration in the locality. The principle of demolition of the existing building was established.

Proposal

The application seeks full planning permission to demolish an existing vacant office building and redevelop the site with the erection of a Purpose-Built Student Accommodation building providing 208 student bedspaces (all studios, 13.8 sqm – 18sqm) and 73 sqm commercial space (Class 1A, 3 or 10) arranged over 16 floors (basement plus 15 above ground) to a total building height of 45.3m. The proposal includes 1047 sqm of student amenity spaces, both outdoor and indoor.

The only element projecting to the rear of the building is the ground and lower ground floors facing Bath Lane. The lower ground level is partially subterranean so there are only 1.5 storeys facing the lane.

The eastern shoulder of the building has been reduced in height by one storey and is recessed slightly from the site boundary. At level 09 this creates a second roof garden which has an internal lounge / garden room located adjacent to the terrace to allow for shared use of the inside and outside space.

To the west, the revised height of the building now means that there are only 2 storeys of passive gable above the Variety Gate building.

Floor and roof plans:

At the lower ground level of the building it is proposed to have a gym, cinema room and karaoke room. A laundry room, cycle storage, refuse storage and a variety of plant are also located on this level.

The ground floor plan, where the main entrance and reception area is located from Bath Street, has the largest proportion of amenity space. This floor is dedicated to providing a range of spaces including a coffee bar, lounges, study spaces, games room and social media room. A commercial unit (Class 1A, 3 or 10) is located at this level with dedicated access from the street.

At 1st floor there is the largest of the two external landscaped terraces and the internal amenity has been located so there is the opportunity for connectivity between the internal and external space. A garden room is proposed with a spill out space which is more enclosed and private. There are also two relaxation rooms which are interconnected and open onto a larger hard landscaped space.

Floors 2-8 are dedicated to studio rooms.

At the 9th level of the building there is a set-back on the east elevation of the façade which creates the lower plinth block. This provides an opportunity for a second roof terrace which is accessible from an internal garden room.

Floors 10-14 are dedicated to studio rooms.

At roof level, the following plant is now proposed all of which is no greater than 2m in height: PV Panels; AOV; Air Source Heat Pumps; Life Safety Generator; Mechanical Smoke Shaft Fan. This has allowed for the crown of the building to be reduced to two and a half storeys in height. The roof parapet is proposed to be solid in construction which is more consistent with the overall design of the building.

Landscaping:

The new building will cover the entire footprint of the 285 Bath Street site with external amenity spaces in the form of terraces located at levels 01 and 09. The terraces offer the opportunity for students to gain restricted local views on the lower level and wider Glasgow City views from the upper levels and roof.

The external terrace at the 1st floor is designed to respond to the internal amenity space uses. The south facing terrace has a larger open area to the west facilitating spill out from the Yoga space & allowing classes to take place outside. Bounded by high planters with multi stemmed trees and incorporating privacy planting screens, this peaceful area is intended to create a visually contained outside room. The eastern space responds to the games area with more sociable seating and small games tables. Planters are 450mm height with associated seating and allowing views. Low planting to the southern aspect of the studio spaces creates physical separation but incorporates softer, more permeable higher planting to adding interest but allowing views out to the terrace spaces.

The external terrace at the 9th floor is smaller and more intimate in scale and has an extensive planted east wall façade emphasising the building height but softening the alcoves created in the brickwork. Seating along planter edges allows sociable central seating and congregation or seating to take in City views on the north and south aspects. In each case, scale and density of planting create impact with multi-stemmed trees and mixed shrub and perennials providing softness and mixing evergreen with softer grasses for texture and movement.

Materials:

External materials proposed are brick (buff multi and light buff smooth face) with precast stone banding and bronze aluminium (flange, louvres and windows). The building shoulder and rear block would be finished in the darker buff multi brick in contrast to the smooth faced lighter buff brick of the principal tower.

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

An EIA is not required for the proposal because it has been determined that the proposal is unlikely to cause a significant effect on the environment and therefore, it is not an EIA development as defined in regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

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

Not applicable

iii. a design statement or a design and access statement

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

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

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

Planning Statement; Pre-Application Consultation Report; Planning Statement (Inc Statement of Community Benefit); Design and Access Statement; Transport Statement; Preliminary Roost Assessment; Air Quality Impact Assessment; Drainage Assessment and Flood Risk Assessment; Biodiversity Metric; Noise Impact Assessment; Primary Geotechnical Appraisal; Sustainability Statement; Heritage Townscape Visual Impact Assessment; Whole Life Carbon Assessment; Student Demand and Supply Report; Student Management Plan; Framework Travel Plan; Landscape Stage 2 Report; Daylight/Sunlight Analysis; Townscape/Blank Gables Study

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

A Section 75 legal agreement is required to ensure that the future occupiers of the development are full-time students engaged in a course of study at an institution of higher or further education; that short-stay accommodation use shall only operate out with the period of student occupancy; and to ensure an effective management and maintenance regime for the building.

The proposal comprises 208 PBSA bedspaces. Accordingly, a City Centre contribution is required, together with a contribution towards outdoor sport provision.

Contribution Type	Amount
City Centre Contribution	£127,899.14
Outdoor Sport Contribution	£12,128.37
Total Contribution:	£140,027.51

The above contribution, required under SG6, will be secured through the satisfactory conclusion of a Section S75 legal agreement.

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

Not applicable

Policies

National Planning Framework 4 (NPF4) was adopted on 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 22	Flood Risk and Water Management
Policy 23	Health and Safety
Policy 27	City, Town, Local and Commercial Centres

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

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

Assessment and Conclusions

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

to the application and to any other considerations.

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 requires that with respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

- (a) Whether the proposal accords with the Development Plan; and
- (b) Whether 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 listed buildings and the character and appearance of the Central Conservation Area;
- (c) Whether any other material considerations have been raised during the application process to outweigh the provisions of the statutory Development Plan.

A) DEVELOPMENT PLAN

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

Considering NPF4, the relevant policies are outlined below.

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

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

Comment:

A Whole Life Carbon Assessment (in accordance with 'RICS Whole Life Carbon Assessment for the Built Environment, 1st Edition, 2017') has been submitted with the planning application. This has considered the feasibility of the existing building through an options appraisal testing varying development scenarios. This assessment compares the whole life carbon performance of:

- Scenario 1 – The Deep Retrofit of the existing building into an attractive office development
- Scenario 2 – Re-use of the existing building as student accommodation;
- Scenario 3 – Demolition of the existing building and building the development as proposed.

The building has been deemed structurally incapable of upward extension so this option has not been included in the analysis.

This report demonstrates that the proposed 285 Bath Street student residential building can achieve up to 19% lower whole life carbon emissions (per bed space) when compared against the conversion of the existing buildings, into student accommodation. Similarly, the proposed newly constructed scheme has potentially 8% lower whole life carbon emissions (per m² GIFA) compared with a deep retrofit of the building into modern office accommodation.

It should also be noted that the proposed scheme provides a higher level of densification that promotes city centre living, which in turn reduces individual's lifestyle carbon emissions with occupants being close to local amenities, public transport and services. This is further enhanced by the proposed development as it will be able to deliver 148 more bed spaces than a conversion scenario with 60 bed spaces.

It can therefore be concluded that the proposed new construction scheme offers reduced whole life carbon than a conversion/ retrofit of the existing building.

The proposal has been developed to ensure energy efficiency and reduction and is targeting BREEAM "Excellent" standard to ensure carbon dioxide emissions reduction targets will be met. Construction materials will be sourced, where possible, to support circular economy principles and sustainable construction. Alternative floor layouts have also been considered for potential future uses to ensure

the building is adaptable if required.

The application has been accompanied by an Energy Statement, which details an energy strategy for the site that implements a passive first approach by targeting the thermal performance of the building fabric and controlling air permeability. Air source heat pumps and Solar PV have been selected to produce low temperature hot water for space heating and domestic hot water generation. There are also heat exchange and recovery systems and low energy lighting proposed.

The proposed development, including demolition of the existing building, is considered to accord with Policies 1&2.

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

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

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

Comment: It is not considered that the demolition of the existing building would impact negatively upon biodiversity levels. The redevelopment of the site would have a beneficial impact as it incorporates external landscaped areas with a range of planting and is considered to accord with the above.

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 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 the architectural and historic character of the area; existing density, built form and layout; 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: Whilst located within the Central Conservation Area, the building is of no townscape value – rather, due to the sustained partial vacancy, the building detracts from the visual amenity of the streetscene and the sense of place. The existing building does not raise immediate structural concerns, however, the foundations of the building are unable to support significant additional height and therefore it has been determined that, to allow positive development on the site, demolition is the appropriate course in this case. The impact of the proposed development upon the historic environment is considered further within the report 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 proposal will see the redevelopment of an underutilised building experiencing diminishing demand for its current use, bringing the site back into active use and therefore according with Policy 9.

Policy 12 Zero Waste aims to encourage, promote and facilitate development that is consistent with the waste hierarchy.

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

Comment: The proposed development involves the demolition of a partially vacant building, which has been justified and accepted through carbon optioneering. A condition will be imposed requiring details on the re-use, re-purposing and recycling of demolition materials from the existing building.

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

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

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

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

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

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

Policy 15 Local Living and 20 Minute Neighbourhoods promotes the application of the Place

Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

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

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

Comment: Whilst Policy 16 generally relates to market housing, the overarching intentions of the policy are applicable to the proposed development. As assessed within the report below, there may no longer be a continued requirement for the provision of new student accommodation within Glasgow if all pipeline schemes are implemented. However, in this instance the proposed development has been designed to ensure that the floor plates are adaptable to changing needs in future.

Policy 19 Heating and Cooling seeks to ensure that proposals in close proximity to a Heat Network Zone are designed and constructed to connect to a heat network or can be retrofitted to provide a connection. The policy also offers support for development proposals with buildings that will be occupied by people, where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Comment: The Sustainability Statement refers to the Scottish Government Heat Map, which confirms that there are district heating networks local to the 285 Bath Street site, including an existing system at the site itself. This is a small communal heating system that will be demolished along with the existing building. Other nearby systems are small, gas-fired systems serving individual buildings. Connecting into these systems is not deemed economically feasible at this stage and is not consistent with current building regulations that require new buildings to have zero direct emissions in operation. It is also unlikely that there will be sufficient capacity in the existing heat networks to serve the proposed 285 Bath Street development.

Accordingly, the proposed solution is to utilise Air Source Heat Pumps to provide domestic hot water, with space heating provided by electric panel heaters supported by mechanical ventilation with heat recovery (MVHR) to minimise heat demand. This is a cost-effective solution that seeks to minimise embodied and operational carbon emissions, as well as minimising heat losses from distribution pipework.

Policy 20 Blue Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.

Proposals incorporating new or enhanced blue and/or green infrastructure are expected to provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

Comment: Surface water attenuation will mainly be provided by incorporating a mix of below ground cellular storage and blue roof systems within the roofs and terraced amenity areas of the building. This will allow surface water runoff falling on the bulk of the building roofs to be captured and attenuated at source, and release to the receiving drainage network at ground level at a restricted discharge rate.

Surface water generated from roof areas will then be conveyed via a traditional gravity pipe system to the 225mm combined sewer within Bath Street Lane and then into the 900mm diameter public combined sewer below Bath Street, to the west of the site. Prior to discharge off-site, all surface water will go through a 'Downstream Defender' to treat surface water runoff and a vortex flow control, limiting surface water discharge to 3 l/s.

Subject to compliance with conditions the proposed development accords with Policy 20.

Policy 22 Flood Risk and Water Management aims to strengthen resilience to flood risk by

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

Comment: The application is supported by a Flood Risk Assessment and Drainage Impact Assessment which demonstrates that the site is at little or no risk from fluvial, coastal, surface water, drainage network or groundwater flooding. In this regard, GCC Flood Risk Management have offered no objections to the proposal.

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

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

Policy 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 relates to a partially vacant building which currently impacts negatively upon the vitality of Bath Street and, as a consequence, Sauchiehall Street and wider city centre. The proposal will deliver economic development benefits within the City Centre through investment in the built fabric, increased population, and the creation of employment opportunities. This would also assist in delivering alternative uses in the Sauchiehall Street area – being a strategic priority to ensure the vitality of the City Centre. The proposed use is appropriate to the city centre environment and will encourage footfall and activity within the neighbourhood. The development has the ability to contribute to regeneration of the area, and to respond to the challenges being faced by Sauchiehall Street and its immediate surroundings.

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

Glasgow City Development Plan

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

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

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

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

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

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

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the

development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

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

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

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

Sustainable Development

SG 1 Part 2, Section 1 '*Sustainable Development – Energy Efficient Buildings*' identifies that resource efficient design is a key contributor in the placemaking approach, and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources.

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

Residential Development

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

In order to meet placemaking principles the Council seeks to promote the delivery of high quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

Guidance for residential layouts includes the following relevant requirements. Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- Make appropriate provision for refuse and recycling storage areas;
- Wherever possible, retain all significant trees on site, unless removal is necessary;
- Have roads designed to standards set out in the Roads Development Guide;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) Privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) Flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Residential Development in the City Centre

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

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- 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.

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

Residents will also have access to a range of internal and external amenity spaces throughout the building which provide varying aspects at different heights.

As revised, the proposed massing and scale of the proposed built form are considered to align within the evolving townscape, without overwhelming existing buildings within its immediate context.

The proposal includes a setback on the east elevation to pull the upper floors above gable level away from the neighbouring building and to allow activation of the east elevation.

In terms of daylighting, an assessment based on BRE guidelines has been submitted and considers the impact of the built form of the building upon daylight to neighbouring properties as well as the levels of daylight received to the rooms within the proposed building. With regard to daylight, 98% of habitable student rooms will fully comply with the daylight criteria set out within BRE and the UK and "Daylight in buildings", the UK National Annex of the British Standard and the CIBSE publication LG 10 'Daylighting – a guide for designers'. The majority of the remaining rooms have been designed to ensure that layouts maximise the available light.

In terms of sunlight, 100% of the proposed rooms tested will fully comply with the identified criteria. Those that do not meet the criteria are served by windows orientated due north (and were not tested), for which it is acknowledged by guidance that these rooms will receive less sunlight given their orientation. Therefore, considering the City Centre location of this proposal, it is considered to perform

well for both daylight and sunlight compliance.

In consideration of the impact of the development on neighbouring properties, the submitted analysis concludes that this will be negligible. This shows that the façades of the neighbouring residential properties achieve a VSC of 27% or above, or 80% of existing VSC with the introduction of the proposed development, in most areas.

As an additional test, the Annual Probable Sunlight Hours (APSH), has been calculated for the existing windows. As stated in paragraph 3.2.6 of the BRE guidance, If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight.

94% of windows meet BRE guidelines with regard to sunlight.

This study is based on the various numerical tests set out in the Building Research Establishment (BRE) guidance 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2022. The tests completed show that the proposed student accommodation development located at 285 Bath Street in Glasgow meets the recommended criteria for the daylight and sunlight tests completed.

In considering privacy of occupants of the proposed building and protecting that of adjacent property existing conditions, the proposal is considered to be acceptable. The building largely respects existing building lines and does not introduce residential windows to the rear lane, where there is a typical lane condition proximity to the listed buildings on the south of the lane, which have consent as a hotel. Passive surveillance of the lane will, however, be provided from the first-floor external terrace which should improve safety and security of this part of the lane.

Amenity

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

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

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

Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

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

The assessment concludes that whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place. Due to the low number of anticipated vehicle trips associated with the completed development, the operational phase is considered to have air quality impacts that are 'not significant'.

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

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

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating increased footfall and activation at ground floor level and passive supervision to the rear lane from the first floor roof terrace.

Detailed Design

SG 1, Part 2, Section 5 'Detailed Design' – 'Building Materials' stipulates that all new development, depending on the nature and scale of the development, will be expected to:

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in comparison to Glasgow's well-articulated historic architecture. As such, a high level of design sophistication will be expected. Proposals should:

- a) avoid flat and visually dull facades, especially in areas of sensitive architectural urban form;
- b) acknowledge and respond to the existing datums, courses and proportions found in the surrounding built environment; and
- c) acknowledge and harmonise with the range of textures and tones in the surrounding buildings and streetscape.

Comment: The proposed building has been developed to deliver high quality architecture and materiality. The façade articulation and materiality provides visual interest and harmonises with the variety of architectural periods and styles and accompanying textures and tones in the surrounding buildings and streetscape.

Tall Buildings

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

In response to increasing demand for development of taller buildings, Tall Building Design Guidance has been prepared and approved by the Council. This guidance is intended to assist in directing tall buildings to appropriate locations of the city centre. In consideration of numerous factors including policy; transport; heritage; views; and topography, the guidance identifies the area in which the application site is located as being **an opportunity for developments of contextual scale**.

Existing adopted general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

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

Comment:

With regard to a), the application site is in close proximity to the M8 corridor on the City Centre's western fringe, and in relation to b), the site is located within an area considered to be of 'Sensitive Urban Character' where the remaining listed and unlisted buildings are critical to retaining the remaining traditional urban morphology. Within such areas, should development or redevelopment

opportunities arise, these should seek to repair and regenerate the urban fabric in a manner that does not overwhelm, over-dominate or undermine the character of that area. It is not considered that the application proposal, due to its revised scale and massing, would result in these negative impacts.

With respect to c), the position, height and mass of the proposed building is such that it would not negatively impact on strategic views. The proposal as revised to a much lower datum mitigates the impacts on views of the spire of Renfield St Stephen's church (B-listed).

In terms of criteria d), the proposal as revised sensitively responds to local street conditions, recognising street hierarchies and building datums.

With regard to e) a wind analysis has been submitted in support of the proposal which concludes that the building would not have a detrimental effect on the local microclimate, including the public realm.

Waste Storage, Recycling & Collection

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

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

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

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

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

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

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 existing building to which the application relates is partially vacant and has been under-utilised for a significant period. The proposed development will return an active use to this high accessibility location, therefore helping to attract and retain investment into the area and encouraging sustainable development. The development has the potential to increase the population of the City Centre and deliver improved public realm. The proposal complements current improvement strategies within the location, which aim to re-populate the City Centre, to regenerate and diversify Sauchiehall Street and its surrounds through Avenues investment, and the production of a new vision for the "Golden Z".

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

Policy 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. CDP 3 identifies the importance of the higher and further education sector and the importance of expanding this sector's role as a major employer within the City by attracting more students from out with Scotland. Supporting the expansion ambitions of the city's universities is of critical importance as they produce the skilled workforce upon which the City's economic success is based.

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. Whilst the city centre is identified as a SEIL, it also has important sub-districts. The city centre identifies two main areas where specific types of development are encouraged, namely, the Principal Retail Area and the Principal Office Area. The application site is within the Principal Office Area.

Comment: The principle of purpose-built student accommodation in this location is considered to be appropriate and to meet the aims of the policy to support the growth of higher and further education institutions within Glasgow and strengthen its economy. The proposal is in accordance with CDP 3 and IPG 3.

Policy 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 will be met. A Gold Hybrid sustainability level is proposed by utilising mechanical extract ventilation with heat recovery.

In addition to the use of air source heat pumps, additional energy savings will be secured by the use of Solar PV panels to offset electrical energy demand. The measures proposed are calculated to provide a 90% 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 shall accord with CDP 5 and SG 5.

CDP6 and SG6: Green Belt and Green Network sets out how development should protect, and make provision for the enhancement of, the Green Network. SG6 also supports policies CDP6 and CDP12 in setting out requirements for open space to support new development, including through developer contributions.

Within SG6, Table 8 sets out the contribution rates required within the city centre. It outlines that all PBSA developments of 100 dwellings or more require a contribution rate of £580 per bedroom.

*5.27 Contributions taken in the City Centre will be used to deliver identified opportunities for creating new, or enhancing existing, open space and/or public realm in accordance with approved strategies for the City Centre, including the DRFs and GBIS.**

5.28 Contributions taken will be spent on identified opportunities within, or in the vicinity of, the DRF where the development is located. Where there is a significant residential population, or where there is expected to be so in the future, this should, wherever possible, include delivering opportunities for play.

Comment: Given the scale of development, a financial contribution towards off-site open space provision and City Centre Public Realm would typically be required, calculated in accordance with SG6's methodology.

The proposal comprises 208 PBSA bedspaces. Accordingly, a City Centre contribution of £127,899.14 is required, together with a contribution of £12,128.37 towards outdoor sport provision.

The above contribution totalling **£140,027.51**, required under SG6, will require to be secured through the satisfactory conclusion of a Section S75 legal agreement.

The proposal shall accord with CDP 6 and SG 6.

Policy 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: Given the city centre location of the application site and its specific constrained position, there is currently little or no ecological value from the site. It is not considered that the demolition of the existing building would impact negatively upon biodiversity levels. The redevelopment of the site would have a beneficial impact as it incorporates a number of external landscaped areas with a range of planting.

The development is considered to have a positive impact upon biodiversity and therefore the proposal is in accordance with CDP 7 and SG 7.

Policy CDP 8 Water Environment and SG 8 Water Environment

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

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

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

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

Comment: The 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 conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water.

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

Policy 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.

All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) Preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

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 finishes 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.

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 the 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.

Comment: The loss of the existing building will not have a negative impact on the character or appearance of the conservation area, nor its special interest that the designation seeks to protect.

The existing building stands predominantly vacant, with the office space proving challenging to lease for the vendor. Having considered various options for the site from re-use to redevelopment, the substantial demolition and redevelopment of the site to deliver an active use of quality design and architecture is supported.

As the development shall introduce change within the historic environment with the potential to affect the setting of listed buildings and the character and appearance of the Conservation Area, a Heritage, Townscape and Visual Impact Assessment has been submitted in support of the application.

The visual impact of the proposal has been considered as part of the assessment of the application. To assist in the assessment, the immediate and wider context of the site has been considered with regard to architectural styles, building scale and massing; and material and palette. In addition, the submitted Heritage, Townscape and Visual Impact Assessment has been evaluated.

The proposal has been developed, inclusive of post-submission reductions in overall height and removal of massing to the rear, to respond to the historical character, built form and quality of the Central Conservation Area, delivering a high-quality modern addition that seeks to compliment the streetscape. The final design has been informed by the detailed consideration of heritage issues and potential impacts, thereby mitigating any potential negative impacts. Specifically, the reduced scale to Bath Street alleviates concerns over the proposal's impact on the setting of the B-listed Renfield St. Stephens Church and views of its distinctive spire.

This revised proposal has responded to concerns of the impact of the scale and mass on Bath Street, including longer range views from the east and west by reducing the building's overall height by 3 storeys of accommodation, and by reducing the eastern shoulder by 1-storey.

The proposal is not considered to have a negative impact upon the Central Conservation Area or the reasons for its designation as an area of special historic and architectural interest, nor nearby listed buildings and their settings.

The full planning application is accompanied by an application for Conservation Area Consent, being required for the demolition of an unlisted building within a Conservation Area.

The proposal is considered to be in accordance with CDP 9 and SG 9

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

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance 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 apposite 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: The location is within walking distance of a number of higher and further education campuses within the city centre, including the University of Glasgow, Glasgow School of Art, the Royal Conservatoire of Scotland, the University of Strathclyde, Glasgow Caledonian University and the City of Glasgow College. Furthermore, the site is well served by public transport to reach campuses outwith the City Centre including Glasgow Kelvin College and Glasgow Clyde College. Being within the City Centre, the site benefits from access to a range of services and amenities.

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

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

The analysis of pattern of density identifies that the surrounding area is dominated by commercial uses including food and drink, retail, offices and hotels. As these uses respond to the traditional city centre function and the primary function of Sauchiehall Street as a retail destination and Bath Street as an office destination, the existing residential population is moderate in this location.

However, as the commercial focus of Sauchiehall Street is now recognised as being unsustainable, the desire is to increase the resident population of this area. This proposed major development within the City Centre will assist in delivering economic development within Bath Street/Sauchiehall Street and within the wider community.

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

With limited mainstream accommodation within the immediate 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 generally.

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

Comment: Using recent census information, the existing total population in households within the 400m zone of analysis is 3,598. This relates to current population and therefore does not account for any developments completed, under construction or consented but not yet implemented since the 2022 data.

Considering the existing student accommodation population within the zone of analysis, there are currently six sites identified as offering student accommodation, totalling 1,363 bedspaces and the student population therefore represents 27.4% of the total population.

In terms of the PBSA pipeline, the current application includes 208 beds and there are a further three schemes currently under construction, four schemes with planning permission but not yet implemented and three schemes under consideration.

The following PBSA sites are under construction:

- 298 St Vincent Street – 321 Bedspaces
- 20 India Street - 591 Bedspaces
- 13 India Street, Portcullis House - 784 Bedspaces

The following PBSA sites have consent:

- 249 West George Street – 147 bedspaces
- 250 St Vincent Street – 148 bedspaces
- 1-19 Elmbank Gardens/349 Bath Street – 620 bedspaces
- 134 Renfrew Street – 85 bedspaces

The following PBSA sites are under consideration:

- 298-332 Sauchiehall Street – 356 bedspaces
- 290 Bath Street – 81 bedspaces
- 302 St Vincent Street – 66 bedspaces

If all of these developments are completed and reach full capacity, the total student bed provision within 400m of this site would be 4,770 including the proposed 208 beds in this development.

In order to be proportionate, mainstream residential developments within the 400m radius should also be considered.

The following residential developments are Completed/Under construction/Consented

- Dalian House 350 St Vincent Street: 92 flats
- Storey 2 207 Bath Street: 1 flat
- 193 - 199 Bath Street: 4 flats
- 11 Elmbank Street: 4 flats

- 20 India Street Glasgow: 20 flats
- St Aloysius College 43 Scott Street Garnethill: 21 dwellings
- Former Strathclyde Police Headquarters 173 Pitt Street Glasgow G2 4JS: 433 flats
- 134 Renfrew Street: 7 flats

The following residential developments are under consideration/have Planning Permission in Principle:

1-19 Elmbank Gardens/349 Bath Street – 450 flats

The average household size in Ward 10 is 2.02 which would add 2,085 residents (1,032 dwellings) to the area.

This means that, if all PBSA developments in operation, under construction, consented and under consideration are realised and reach full capacity, including this one, students would constitute 45.6% (4,770 out of 10,453) of the population in the 400m radius.

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

Current Situation

Total mainstream population in households (2022 Census) – **3,598**

Total existing PBSA beds – **1363**

Total overall population – **4961**

% PBSA beds/students of total population – **27.4%**

Including PBSA Pipeline

285 Bath Street (current application site) – 208 bedspaces

298 St Vincent Street – 321

20 India Street – 591

13 India Street – 784

249 West George Street – 147

250 St Vincent Street – 148

1-19 Elmbank Gardens/349 Bath Street – 620

134 Renfrew Street – 85

298-332 Sauchiehall Street – 356

290 Bath Street – 81

302 St Vincent Street – 66

Total PBSA pipeline - **3407**

Total PBSA beds (inc pipeline) – 4,770 (57% of 8,368)

Including Residential Pipeline

Residential/BTR in pipeline:

Dalian House 350 St Vincent Street: 92 flats

Storey 2 207 Bath Street: 1 flat

193 - 199 Bath Street: 4 flats

11 Elmbank Street: 4 flats

20 India Street Glasgow: 20 flats

St Aloysius College 43 Scott Street Garnethill: 21 dwellings

Former Strathclyde Police Headquarters 173 Pitt Street Glasgow G2 4JS: 433 flats

134 Renfrew Street: 7 flats

1-19 Elmbank Gardens/349 Bath Street – 450 flats

Total Dwellings = 1032 x 2.02 Total People = 2,085

Total residential pipeline – **2,085**

Total potential residential population (inc. full pipelines) – 10,453

Potential % PBSA beds/students of potential total population – 45.6%

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

Comment: 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.

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

Comment: SG10 encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. In this case, a ground floor commercial unit has been incorporated into the proposed development.

Design Criteria

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

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

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

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

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

Comment: The design criteria within SG 10 are considered to be met by the proposed scheme. The application proposes a reasonably scaled commercial unit and ground floor which will be open for public use. The redevelopment of the site will result in a positive addition to the area and add to its vitality and appearance, particularly by improving activity at street level. The built form, design and massing is considered to align with that of the wider area where there is a changing context through a number of high density developments that are coming forward and therefore, a building of the proposed scale is acceptable in this area. The proposed building will sit against the inactive blank gable of the neighbouring residential building to the west with a minimal (2-storey) projection above gable level to acknowledge this datum and ensure that the building will not impact visually or environmentally on the lower building. To the east, a transitional gable mediates the height differential with the much lower office building.

The Design and Access Statement has demonstrated the potential future adaptability of the floorplates

to a mainstream residential use.

Mixed Tenure Detailed Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over certain thresholds will be required to deliver a proportion of mainstream residential accommodation as set out in the table below. As part of this requirement, a vertical mix of mainstream residential and PBSA will only be accepted where it can be demonstrated that the development design is such that there will be no conflict or harm to amenity between the different uses. The minimum proportion of mainstream accommodation required is scaled and will be dependent on location and the size of the site:

Comment: The application site does not meet the threshold which requires a portion of mainstream residential accommodation to be provided on site.

Therefore, in terms of locational criteria, it is concluded that the proposal will not undermine the character and amenity of the surrounding area; has good access to shops, services, healthcare, leisure and community facilities; and will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed but rather will contribute to the local economy and vibrancy 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 SG 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: SG10 requires student accommodation proposals to demonstrate both a mix of accommodation types and the provision of high-quality amenity space at a minimum of 5sqm per bedspace.

The proposed development is relatively modest in scale in terms of the total number of bedrooms (208). This number has reduced as the building's scale and massing has been reduced to fit more harmoniously with its surroundings and mid-block position. As a result of reduced floorplates, providing clusters has become impractical. There are however a range of bedroom types throughout the different floor plans and the amenity levels in some rooms are higher than usual because of the introduction of corner rooms which are dual aspect to the eastern facade. There is also a variety of amenity spaces throughout the building both internally and externally for students to meet in shared environments.

No family accommodation is proposed. However, given the scale and nature of the scheme in this location, this is considered acceptable.

Amenity space standards: 1047m² of total amenity space is provided by the revised proposal, amounting to 5m² per resident, meeting the SG10 minimum requirement.

Internal provision: Includes dedicated study areas, a gym, social media room, cinema room, karaoke room, games rooms, garden room, relaxation room and shared dining facilities. These spaces are purpose-designed for communal use and are proportioned appropriately. Importantly, no circulation or reception areas have been counted towards the total, in line with SG10 guidance.

External provision: Includes landscaped roof terraces totalling 334m².

Refuse/recycling: Dedicated facilities are incorporated in accordance with SG1: Placemaking standards. Sustainable transport: Cycle storage provision is included onsite and will be secured by condition to ensure compliance with SG11: Sustainable Transport.

Overall, the proposal meets the quantitative requirement for amenity and demonstrates qualitative compliance through the provision of a diverse range of communal facilities. The mix of internal and external spaces ensures that the scheme meets the expectations of SG10 in full.

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 submitted plans confirm that the studio bedrooms range from 17.7sqm - 29sqm, largely in line with the minimum requirement. 2 rooms per floor (26 rooms in total) fall 0.3sqm below the minimum standard for en-suite studios.

On balance, the mix of standard studios and DDA studios, combined with the ample provision of amenity, means that the proposal broadly complies with SG10 space standards and delivers an acceptable quality of accommodation.

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: Recent assessments have stated that there is still significant pressure on private rented accommodation. Assessments identify that across the five main universities there are a total of 72,028 full time students as of the 2022/23 academic year studying in Glasgow City. Full-time students at universities in Glasgow increased by 17.9% between 2018/19 and 2022/23 but have since dropped slightly.

According to HESA, of the 72,028 full time students studying in Glasgow, approximately 22,946 (32%) are living with parents or guardians. Their report also states that in 2025, 20,768 (29%) of full-time higher education students across Glasgow have access to university or private sector PBSA.

If those students who live at home are removed along with those estimated to live in PBSA (43,850 61%), approximately 28,178 (39%) full-time students living in Glasgow are reliant on the private rental market for appropriate accommodation. However, it should be noted that these figures do not include more recent PBSA developments that are now currently under construction, have planning permission but are not yet under construction or are currently under consideration, albeit it is recognised that some of these schemes are speculative and it is expected that not all of them will be implemented.

From the Council's own monitoring of student accommodation, there were 21,187 beds in student accommodation in Glasgow at January 2026 (up from 20,768 at August 2025).

The 'pipeline' of potential additions accounted for 17,714 beds at January 2026. Around 20% of the pipeline was under construction, 32% had detailed planning consent but had not yet begun construction, 4% had planning permission in principle and was awaiting a detailed planning application, 43% of the pipeline was at the stage of having submitted a detailed planning application that was awaiting a decision (including the current application site).

Overall, the total capacity of operational student accommodation and the student accommodation pipeline has increased from 31,811 in August 2024 to 38,901 in January 2026. If all pipeline schemes are implemented, this figure therefore exceeds the reported demand.

Whilst the application proposal could contribute to a cumulative over-supply of student accommodation, given the limited capacity of the site, it is considered that the proposal would not, itself, lead to a harmful impact on the supply of student accommodation in the City. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential.

Analysis of the surrounding area identifies that there is a varied mix of uses. To the north, Garnethill has a mixed residential character, and there is also a residential concentration to the west of the M8. The rest of the surrounding area has more commercial uses.

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 will assist in delivering economic development within Sauchiehall Street/Bath Street precinct 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.

With relatively low mainstream residential accommodation provision to the south and east of the application site, 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.

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 suitable management strategy is subject to a Section 75 Legal Agreement.

The proposal is considered to be in accordance with CDP 10 and SG 10

CDP 11 and SG 11 Sustainable Transport

CDP 11 policy aims to ensure that the city is characterised by sustainable and active travel. It supports the development of car-free housing on suitable sites. New developments are required to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network.

SG 11 supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on the provision of parking in new development.

With regards to Cycle Parking, Student Flats/Halls of Residence require 1 space per 2 staff and residents.

Comment: The application site is highly accessible. To support the use of sustainable transport modes, there is no minimum vehicle parking provision for student accommodation within the city centre, with none being proposed on site. The proposal includes 106 cycle parking spaces for the 208-bed development which is considered to be appropriate. The cycle storage will be provided in secure cycle stores within the building - accessed from the lower ground floor and providing level access to the rear lane.

The proposal is considered to be in accordance with CDP 11 and SG 11

B) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT

With regard to 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 listed buildings and the character and appearance of the Central Conservation Area, the revised proposal is considered to respond appropriately to its context and minimises impacts on the B-listed Renfield St. Stephens Church. This is explained in detail under CDP9/SG9 assessment above.

C) OTHER MATERIAL CONSIDERATIONS

Public comments are a material consideration that should be taken into account when assessing planning applications. 9 letters of objection were received, including from Councillor Millar, the main points of which can be summarised as follows:

- *The proposed scale is inappropriate for its context and fails to align with Glasgow's guidance for integration of tall buildings;*
- *The proposal would introduce a disruptive monolithic form of massing, scale and materiality that is detrimental to the character of the surrounding conservation area and the setting of nearby listed buildings;*

Comment: The proposal has been significantly amended post-submission in order to address the Planning Authority's concern over the scale and massing at this location, particularly for a mid-block site. Accordingly, reducing the building's overall height by 3 storeys of accommodation, and by reducing the eastern shoulder by 1-storey and omission of the protruding rear element, are considered to result in a proposed building which responds appropriately and sensitively to the historical character, built form and quality of the Central Conservation Area, delivering a high-quality modern addition that seeks to compliment the streetscape.

The Tall Buildings Design Guidance identifies the area in which the application site is located as being an opportunity for developments of contextual scale. As detailed in SG 1 assessment above, the scale and design of the amended proposal is considered to comply with this guidance, and the accompanying guidance on tall buildings contained within SG1.

- *Loss of amenity (sunlight and daylight) for neighbouring properties from overshadowing due to the proposed building being significant over scaled for its context;*

Comment: In terms of daylighting, an assessment based on BRE guidelines has been submitted and considers the impact of the built form of the building upon daylight to neighbouring properties to be negligible and well within accepted parameters, as discussed in detail earlier in this report.

- *The proposal is speculative and follows a pattern of repetitive design offering no architectural merit or meaningful contribution to the urban environment;*

Comment: The proposed building responds appropriately and sensitively to the historical character, built form and quality of the Central Conservation Area, delivering a high-quality modern addition that seeks to compliment the streetscape, replacing a building of limited distinctiveness.

- *Over-concentration of Purpose-Built Student Accommodation (PBSA) in the vicinity of the proposed development, exceeding levels in nearby areas where further PBSA is already precluded by planning policy. The applicant's locality analysis relies on including a mainstream*

residential development pipeline which assumes 2.11 persons per dwelling which is unrealistic in this location given the prevalence of build-to-rent schemes;

Comment: Whilst it is noted that the applicant's locality analysis indicates that the concentration of population living in PBSA versus mainstream residents would increase to 49.7 % when factoring in the PBSA pipeline and the mainstream residential pipeline at 2.11 persons per dwelling, NRS Planning have undertaken their own assessment which utilises more recent data and adjusts the existing population figure and the number of proposed bedrooms for the revised scheme, and concludes that the percentage of the population within a 400m radius of the site living PBSA would be 45.6% if the entire pipeline was built and fully occupied, utilising 2.02 persons per dwelling. The SG10 locality assessment concludes that the development of PBSA on the application site would not have a detrimental impact upon the wider community, and would in fact make a positive contribution to the local environment and support regeneration objectives.

- *The construction phase would be detrimental to users of a nearby charities who provide services to clients with acquired brain injury and sight loss respectively;*

Comment: Whilst this is noted it is not considered to be proportionate to resist the proposed redevelopment of the site on this basis. The construction phase can be controlled by planning condition to mitigate the impacts as far as practicable.

2 letters of support for the proposal were also received and can be summarised as follows:

- *The proposal would replace an underutilised and partially vacant office building with a modern and sustainable development, revitalising a brownfield city centre site and significantly improving the appearance of Bath Street and increase footfall in the locality.*

Comment: The policy assessment earlier in this report draws conclusions in alignment with the above.

Assessment and Conclusions

The application site is located within an area undergoing positive change, representing an opportunity to bring an under-utilised site back into productive use and contribute to the re-population of the City Centre. The proposed student accommodation development will deliver a high-quality residential building with shared amenity spaces and provide improved activation of the street frontage. The revised scheme respects the site's sensitive context within the Glasgow Central Conservation Area and addresses environmental constraints through careful design.

Having been assessed against all relevant policies, including the National Planning Framework 4, City Development Plan, and associated supplementary guidance, the proposal is considered to accord with the Development Plan and supports wider strategic aims for sustainable placemaking and regeneration. No material considerations have been identified that would outweigh the presumption in favour of development.

It is therefore recommended that planning permission be granted subject to conditions and a Section 75 legal agreement, as detailed above.

Drawings

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

- | | | | |
|----|---------------------------|--|---------------------------|
| 1. | 64156-IFL-45-01-DR-L-101 | PLANTING PLAN LEVEL 01 Rev P01 | Received 8 May 2026 |
| 2. | 64156-IFL-45-09-DR-L-101 | PLANTING PLAN LEVEL 09 Rev P01 | Received 8 May 2026 |
| 3. | 2596-MA-ZZ-00-DR-A-PA1100 | PROPOSED FLOOR PLAN LOWER GROUND LEVEL Rev P03 | Received 12 December 2025 |
| 4. | 2596-MA-ZZ-00-DR-A-PA1101 | PROPOSED FLOOR PLAN GROUND LEVEL Rev P03 | Received 12 December 2025 |
| 5. | 2596-MA-ZZ-01-DR-A-PA1102 | PROPOSED FLOOR PLAN - LEVEL 01 Rev P03 | Received 12 December 2025 |
| 6. | 2596-MA-ZZ-02-DR-A-PA1103 | PROPOSED FLOOR PLAN - LEVEL 02-08 Rev P03 | Received 12 December 2025 |
| 7. | 2596-MA-ZZ-09-DR-A-PA1110 | PROPOSED FLOOR PLAN - LEVEL 09 Rev P03 | Received 12 December 2025 |

8. 2596-MA-ZZ-10-DR-A-PA1111 12 December 2025	PROPOSED FLOOR PLAN - LEVEL 10-14 Rev P03 Received
9. 2596-MA-ZZ-15-DR-A-PA1116 2025	PROPOSED ROOF PLAN Rev P01 Received 12 December
10. 2596-MA-ZZ-ZZ-DR-A-PA3001 December 2025	PROPOSED NORTH ELEVATION Rev P03 Received 12
11. 2596-MA-ZZ-ZZ-DR-A-PA3002 December 2025	PROPOSED EAST ELEVATION Rev P03 Received 12
12. 2596-MA-ZZ-ZZ-DR-A-PA3003 December 2025	PROPOSED SOUTH ELEVATION Rev P03 Received 12
13. 2596-MA-ZZ-ZZ-DR-A-PA3004 December 2025	PROPOSED WEST ELEVATION Rev P03 Received 12
14. 2596-MA-ZZ-ZZ-DR-A-PA3012 Rev P02 Received 12 December 2025	PROPOSED NORTH AND SOUTH CONTEXT ELEVATION
15. 2596-MA-ZZ-ZZ-DR-A-PA4001 Received 12 December 2025	PROPOSED NORTH TO SOUTH SECTION Rev P02
16. 2596-MA-ZZ-ZZ-DR-A-PA4002 December 2025	PROPOSED EAST TO WEST SECTION Rev P02 Received 12
17. 2596-MA-ZZ-ZZ-DR-A-PA4501 Received 12 December 2025	PROPOSED NORTH ELEVATION PART SECTION Rev P02
18. 2596-MA-ZZ-00-DR-A-PA0100 2596-MA-ZZ-00-DR-A-PA0200	SITE LOCATION PLAN Rev P01 Received 17 January 2025 DEMOLITION PLAN Rev P01 Received 17 January 2025

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: In order to protect the appearance of both the property itself and the surrounding 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(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing and recycling shall be taken. 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 detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

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

04. Prior to demolition of the building(s), a demolition and construction method statement detailing the anticipated programming and agreed methodology for the demolition works and the erection of the new building and including information relating to:

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

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

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

05. No development shall commence on site until a comprehensive contaminated land assessment has been 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.

06. 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.

07. 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.

08. 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.

09. No development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

10. No development shall commence on site until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall: i) include a timetable for its implementation relative to the construction and occupation of the development hereby permitted; and, ii) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and, iii) provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved information. The

surface water drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of NPF 4.

11. Prior to the commencement of construction works for the new building on site, a written report based on a nationally recognised methodology (e.g. British Standards Institution's BS EN 15978:2011, using the RICS methodology), 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, shall be submitted to and approved in writing by the Planning Authority. 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 waste hierarchy.

12. Prior to the commencement of above ground construction works for the development 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 ensure that the development is in accordance with the aims of Policy CDP 5 - Resource Management of the Glasgow City Development Plan.

13. Prior to the commencement of construction works on site, details of wheel washing equipment shall be submitted to and approved in writing by the planning authority. For the avoidance of doubt, the equipment shall be provided at all egress points of the site and kept in operation during all times when vehicles are leaving the site until construction works are concluded.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

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

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

15. Prior to the commencement of above ground construction works 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 enclosures, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

16. Prior to the commencement of above ground construction works for the development on site, a sample panel of the materials to be used on the external elevations of the buildings shall be erected for the inspection by and written approval of the Planning Authority either on site or at another accessible location. Thereafter, the building(s) shall be constructed in accordance with the approved sample panel(s), unless otherwise agreed in writing with the Planning Authority, prior to occupation of that phase.

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

17. Prior to the commencement of above ground construction works, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used 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.

18. Prior to the commencement of above ground construction works on site, drawings at 1:20 scale, illustrating the treatment of the interface between the base of the building with the street and/or public realm, 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 buildings.

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

19. Prior to commencement of above ground construction works 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 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.

20. Prior to the commencement of above ground construction works 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 buildings.

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

21. Prior to the commencement of this aspect of the works, details of an architectural lighting scheme for the building crown 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.

22. Prior to commencement of this aspect of the works, details of positions and types of external street 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.

23. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, 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.

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

24. Before any landscaping work on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

25. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development 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.

26. Prior to occupation of the building, details of the proposed final reinstatement of the surface of the surrounding footways, lighting proposals and type and position of any street furniture, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be implemented in the approved manner and shall be completed prior to the occupation of the building.

Reason: In the interest of pedestrian safety.

27. 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 buildings shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy 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.

28. Prior to occupation of the building, a statement outlining a servicing strategy, clarifying arrangements for refuse collection and general servicing for the buildings shall be submitted for the written approval of the Planning Authority. Thereafter, the servicing strategy shall be implemented in the approved manner,

Reason: In the interest of pedestrian and traffic safety.

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

30. Prior to occupation of the building, details of facilities providing electric bicycle charging, shall be submitted to and approved in writing by the Planning Authority. The charging facilities shall be completed and operational prior to first occupation of the relevant phase of the development.

Reason: To ensure that sustainable transport outcomes are achieved.

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

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

32. Prior to the commencement of use of the ground floor commercial premises, the applicant shall confirm the use class of the premises in writing to the planning authority. Upon commencement of operations, that use will become the established planning use of the premises.

Reason: To enable the planning authority to monitor the implementation of the development.

33. The hours of operation of the ground floor commercial unit shall not exceed 0800 - 2200 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.

34. 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.
35. All pedestrian and vehicular access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided. All doors / gates shall open inwards or be recessed and not open outwards over the public footway, in line with Section 67 of the Road (Scotland) Act 1984.
- Reason: In the interests of pedestrian safety.
36. Public street lighting shall be maintained during all phases of the development.
- Reason: To enhance safety and security during hours of darkness.
37. No acoustic/amplified music shall be played on the external terraces, unless otherwise agreed in writing by the Planning Authority.
- Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.
38. Acoustic/amplified music from the commercial 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.
39. 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.
40. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.
- Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.
41. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.
- Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

Advisory Notes to Applicant

Advisory Notes to Council

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC//16/12/2025

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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