



Planning Applications Committee

Item 3(a)
19th May 2026

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Susannah Groves Phone: susannah.groves@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

| | | | |
|--------------------------|---|--------------------------|---|
| Application | 24/00200/FUL | Date Valid | 19.08.2025 |
| Site Address | 730A Great Western Road Glasgow G12 0UE | | |
| Proposal | Use of vacant gate lodge accommodation as office (class 4), and installation of external access ramp to rear. | | |
| Applicant | Glasgow City Council Mr Gregor Loose Exchange House 231 George Street Glasgow G1 1RX | Agent | Glasgow City Council M Fallens Exchange House 231 George Street Glasgow G1 1RX |
| Ward No(s) | 23, Partick East/Kelvindale | Community Council | 02_118, Dowanhill, Hyndland & Kelvinside |
| Conservation Area | Glasgow West | Listed | B |
| Advert Type | Affecting a Conservation Area/Listed Building Affecting a Conservation Area/Listed Building | Published | 22 March 2024 |
| City Plan | City Development Plan | | |

Representations/Consultations

REPRESENTATIONS

A total of 6 representations have been received in relation to the application, 6 of which object to the proposal. These include a submission from Friends of Glasgow West, Dowanhill, Hyndland and Kelvinside Community Council, Hillhead Community Council, Woodlands and Park Community Council and Architectural Heritage Society of Scotland as well as a member of public. The grounds of objection are summarised below and are addressed in more detail within the assessment and conclusion section of this report. It is noted that while the application was amended to address a number of detailed concerns raised in representations, objections remain in principle to the proposed change of use. Accordingly, the assessment focuses on both the resolved matters and the outstanding issues of principle.

Principle of use/ Commercialisation: Objection to the change of use from residential to class 4 office within a prominent location in the Botanic Gardens. There are concerns that a commercial use is inappropriate within a public park and may set a precedent for further commercialisation or potential future disposal of public assets. The preference expressed for continued residential use or a use linked to council functions.

Impact on a Listed Building (internal Alterations): Objections to the extent of internal alterations, considered harmful to the character and domestic space of the B-listed Building. Specific concerns include: Enlargement of door opening from the entrance hallway, formation of a large opening between principal rooms and blocking of part of the hallway to form a disabled toilet. These works are considered contrary to City Plan Policies (SG9) Particularly regarding retention of original doors and detailing, preservation of circulation spaces and appropriate scale of new openings.

Design and detail: Proposed door designs considered unsympathetic and lacking appropriate historic detailing and concerns that cumulative alterations would erode the buildings historic character.

Suitability of building for proposed use: The building is considered too small to accommodate the proposed office use without excessive alteration. Concerns that the layout and level changes make it fundamentally unsuitable for full accessibility compliance.

Accessibility concerns: Lack of clear detail on how inclusive access would be achieved. Presence of multiple internal and external level changes (steps) with no clear provision for ramps or handrails. Concerns that achieving compliance would require further harmful alterations.

Lack of supporting information: The absence of a business plan to justify the proposed use in line with the Council's heritage strategy. Lack of detail on External landscaping, boundary treatments and access/egress arrangements when the gardens are closed.

Impact on setting and external appearance: Concerns regarding the potential impact of ramps, doors alterations and other access features on the buildings setting at a significant point to the botanic gardens, objection to any form of prominent external signage or advertising.

Policy concerns: concerns raised regarding the council promoting a development that appears contrary to its own heritage policies and queries regarding fairness and transparency into the application process. It is requested that the front elevation remains unaltered, with any signage kept discreet. It is noted and welcomed that the proposed access ramp will not be visible from the front elevation.

As noted in the comments above and given the number of representations received the applicant considered a re-design of the proposal and this proposal was re-advertised and re-neighbour notified. However, the proposal still attracted two further objections from Friends of Glasgow West and Dowanhill, Hyndland and Kelvinside Community Council the grounds of the objection are summarised below:

Change of Use: Strong objection to the proposed change of use from residential to commercial. The West Lodge is considered well suited to residential use, particularly given the shortage of affordable housing in the West End. The use of a prominent council-owned building within a major public park for a private commercial enterprise is considered inappropriate.

Impact on character and setting: The East and West Lodges are regarded as an important and well-loved historic entrance to the Botanic Gardens. The presence of a commercial business at this highly visible gateway is considered detrimental to the character and public perception of one of the city's most significant public assets.

Design Amendments (Noted Improvements): Acknowledgement that revisions to the internal layout are more acceptable and address some earlier concerns regarding internal alterations.

Preferred Alternative Use: While internal changes are now considered satisfactory, a formal objection remains to the change of use from residential to office. A residential use is strongly

preferred, ideally linked in some way to Council functions rather than private commercial occupation. Concerns that a commercial premises at the main entrance would be prominent and inappropriate

CONSULTATIONS

Historic Environment Scotland – Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.

Site and Description

APPLICATION SITE

The application site comprises the West Gate Lodge located at the Queen Margaret Drive entrance to Glasgow Botanic Gardens. The lodge is one of a pair of gate lodges (east and west) situated adjacent to the entrance gates to Queen Margaret Drive. The lodges are Category B listed buildings, designed by A. B. McDonald, City Architect, in 1894. The adjacent entrance gateway to Queen Margaret Drive, together with the associated boundary gates and railings, is also Category B listed. Glasgow Botanic Gardens is included on the Historic Environment Scotland Inventory of Gardens and Designed Landscapes.

The gate lodges are single-storey buildings arranged symmetrically on either side of the entrance gates. They are constructed in brick with sandstone bands, margins and long-and-short work quoins, and are detailed in a mock-Tudor style. Architectural features include gabled porches supported on Roman Doric columns, mullioned and transomed windows, half-timbered gables, slate roofs with red tile cresting, and brick chimney stacks. The lodges present elevations to both Queen Margaret Drive and Great Western Road, although the boundary wall screens views from Great Western Road. This application relates solely to the West Gate Lodge.

PRE-APPLICATION PROCESS

No formal pre-application advice was requested by the applicant or their agent for the current application.

PROPOSED DEVELOPMENT

The gate lodge at 730A Great Western Road was formerly used as a residence for the manager of the Botanic Gardens. Following the manager's retirement, the building became vacant and has remained without a permanent use for several years. The Council now proposes to invest in the property and convert it from residential use to Class 4 business use, providing flexible office accommodation. The proposed works comprise internal and external alterations to facilitate this change of use, while retaining the building's principal historic features.

Change of use

Planning permission is sought for a change of use from Residential (Class 9) to Business (Class 4).

The proposed Class 4 use would occupy the existing building footprint with no extension proposed. The use is of a scale appropriate to the size and location of the building and would allow the listed gate lodge to return to active use.

An access audit has been undertaken in support of the proposed development (refer to GCC Access Audit).

Internal alterations are proposed to accommodate the operational requirements of the Class 4 use and to provide accessible facilities. These include the formation of new openings within the existing internal walls and the provision of an additional accessible toilet. The principal internal rooms and entrance hallway are to be retained, with alterations primarily located within the rear areas of the building that have been subject to previous alteration.

External works

External works are limited to like-for-like fabric repairs using traditional materials. A rear access ramp is proposed to provide inclusive access and is located on the side and rear elevations, away from the principal frontage and key views. The ramp is attached solely to the later rear extension of the building, avoiding physical intervention with the original historic fabric. It is constructed using high-quality, sympathetic materials, including a low ashlar sandstone wall to match existing stonework, steel posts and handrails with a restrained black finish, and red clay pavers with tactile paving at the base. The scale, siting, and detailing ensure the ramp is visually unobtrusive and does not adversely affect the character, appearance, or setting of the listed building or the surrounding open space.

Specified Matters

Schedule 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 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 the Committee Report. The remainder of the information and a response to each of the points to be addressed, consist of the following;

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

i. An Environmental Statement.

Under the EIA regulations the proposal does not constitute a Schedule 1 development. Schedule 2 of the Regulations lists those schemes with applicable thresholds and criteria for which an Environmental Impact Assessment may be required. Under the heading of Infrastructure Projects, 'urban development projects' may require EIA if the site area of the scheme is more than 0.5 hectares.

The current proposals do not represent EIA development.

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

The site is not affected by any statutory environmental designations.

iii. A Design Statement or a Design and Access Statement.

Issues relating to design and access have been addressed by the applicant in a Planning Statement submitted as part of the application.

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

The following reports were submitted in support of the proposals;

Conservation Statement and Access Audit Report

B. Summary of the terms of any Section 75 Planning Agreement

A Section 75 agreement will be required to capture;

- NOT REQUIRED

C. Details of directions by Scottish Ministers under Regulation 30, 31, 32 or 33 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations or under regulation 5(11) or 45 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, details of such direction in respect of that decision.

With regard to the development management regulations, these enable Scottish Ministers to give directions:

- i requiring a planning authority to consult with such authorities, persons or bodies as are specified in the direction before granting or refusing an application (Regulation 30)

Not applicable.

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

Not applicable.

iii restricting the grant of planning permission (Regulation 32)

Not applicable.

iv. (a) requiring the Council to consider imposing a condition specified by Scottish Ministers.

Not applicable.

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

Not applicable.

In terms of the EIA regulations, The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 are now in force with the effect that Regulation 5(11) and 45 referred to above are now superseded by Regulation 7(5) and 50 respectively. These regulations allow for Scottish ministers to direct that;

i. a particular development of a description mentioned in Column 1 of the table in Schedule 2 is EIA development in spite of the fact that none of the conditions contained in sub paragraphs (a) and (b) of the definition of "Schedule 2 development" in regulation 2(1) is satisfied in relation to that development Regulation 7(5).

The Council is satisfied that the proposals in this instance do not represent EIA development.

ii development which is both of a description set out in Column 1 of the table in schedule 2, and of a class described in the direction, is EIA development for the purposes of these Regulations (Regulation 50).

Not applicable

Policies

National Planning Framework 4

NPF 4 is the national spatial strategy for Scotland and was adopted on 13th February 2023. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposals, the following policies are considered relevant:

Part 1 – A National Spatial Strategy for Scotland 2045 – National Developments

NPF4 has six national developments which support the delivery of productive places, including Clyde Mission which endeavours to bring together substantial public and private investment to remediate and regenerate brownfield land along the River Clyde for economic, social and environmental uses.

Part 2 – National Planning Policy: the policies are required to be considered in balance with each other. The following policies are considered to be most relevant to this proposal.

Policy 1 Tackling the Climate and Nature Crises

Policy 2 Climate Mitigation and Adaptation

Policy 7 Historic Assets and Places

Policy 14 Design, Quality and Place

Policy 26 Business and industry

Glasgow City Development Plan

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 6 | Green Belt and Green Network |
| CDP 9 | Historic Environment |
| SG 1 | Placemaking |
| SG 2 | Sustainable Spatial Strategy |
| SG 6 | Green Belt and Green Network |
| SG 9 | Historic Environment |

Assessment and Conclusions

Policy 1: tackling the climate and nature crises and Policy 2 Climate mitigation and adaption

Policies 1 and 2 of National Planning Framework 4 place significant weight on tackling the climate and nature crises and on ensuring developments contribute to climate mitigation and adaptation. The proposal strongly aligns with these objectives through the reuse and adaptation of an existing building, thereby significantly reducing embodied carbon, construction waste, and the environmental impacts associated with demolition and new build development. No new extensions or substantial additional built form are proposed, ensuring that disturbance to the surrounding landscape, soils, and local ecology within the Botanic Gardens is minimised. External interventions are limited, carefully sited, and proportionate in scale, with the access ramp attached solely to the later rear extension of the building and located away from the principal elevation. This approach enables essential accessibility improvements while avoiding unnecessary intervention in the original historic fabric and maintaining a low-impact, resource-efficient form of development consistent with climate mitigation and adaptation principles

Policy 7: Historic asset and Places

The proposal complies with policy 7 as this proposal ensures the listed building's heritage significance is conserved and its character preserved.

Policy 14: Design, Quality and Place

This policy promotes well designed developments that improve place quality and follow place principles. The proposal involves no new external building form or significant alterations to the appearance, thus maintaining the existing quality and character of the place. The internal alterations are designed to provide flexibility and accessibility without compromising historic character or quality of principal spaces. The external interventions are limited in scale, carefully sited and sensitive to the building's context. Therefore, the proposal supports the successful reuse of a vacant building, contributing positively to the local area's vitality.

Policy 26: Business and industry

This policy supports business uses, including small-scale and alternative working arrangements. The proposal converts a vacant residential building to Class 4 business use, providing space for commercial activity within an existing structure. The scale and nature of the proposed use are appropriate to the site and building, supporting local employment opportunities. The proposal supports diversification of uses within the area and promotes efficient use of existing buildings. While home-working or micro-business models are not specifically described, the small scale of the development is compatible with such uses.

The proposal is consistent with the aims and abovementioned policies of NPF4.

Glasgow City Development Plan

CDP 1: The Placemaking Principle of the City Development Plan, CPD 3 and IPG 3 Economic Development, CDP 6 and SG6: Green Belt and Green Network and Policy CDP9 and SG 9: Historic Environment and CDP 11 and SG11: Sustainable Transport.

The proposal for the change of use of the gate lodge at 730A Great Western Road from residential to Class 4 business use is consistent with the policies of the Glasgow City Development Plan. In terms of CDP 1: The Placemaking Principle, the development adopts a design-led approach that reuses an existing listed building, retains its principal features, and respects the character of the surrounding

environment, contributing to sustainable and inclusive placemaking. SG 1: Placemaking (Commercial Properties) is addressed as the proposed business use is small in scale, unlikely to generate unacceptable noise, vibration, or visual intrusion, and does not involve external plant, security features, or alterations that would detract from the building's period character or residential amenity. Although the site is not located within an Economic Development Area, the reoccupation of a currently vacant property for Class 4 business use is consistent with CDP 3 and IPG 3, which allow flexibility outside EDAs, particularly where a building has been vacant for some time and where reuse supports the preservation of a listed building. The proposal provides new premises for local economic activity, supports employment opportunities, and makes efficient use of existing building stock, in line with the Council's objectives for a vibrant, sustainable, and well-connected city.

The application has been assessed against Policy CDP6 and Supplementary Guidance SG6, which seek to protect the quality, function and amenity value of existing open space. The proposal involves the reuse of an existing gate lodge building and does not result in any loss of open space within the Botanic Gardens. The proposed Class 4 office use is low-intensity in nature, with no expectation of high numbers of visiting customers, significant servicing activity, or late-night operation. The floorspace is limited, and the scale and nature of any potential occupier would be small, resulting in a modest number of employees. As a result, the use is compatible with the surrounding residential and parkland context in terms of noise, disturbance, fumes, and general activity levels. The proposal is therefore unlikely to adversely affect the amenity, character or recreational value of the surrounding open space. Any external signage associated with a future occupier would require separate Advertisement Consent and, where applicable, Listed Building Consent, allowing potential impacts on visual amenity and the park setting to be fully assessed at that stage. On this basis, the proposal is considered to comply with CDP6 and SG6

Overall, the proposal aligns with the key principles of the development plan, protecting the historic environment, safeguarding residential amenity, and promoting sustainable economic use.

The City Development Plan intend to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. This includes the internal and external works such as those proposed in this application.

CDP 11 and SG 11: Sustainable Transport This policy and guidance aims to promote more sustainable patterns of transport and travel as part of the transition to a low carbon economy. Consequently, new development should maximise the extent to which its travel demands are met, first through walking, then cycling, then public transport and finally through use of private cars. For this type of development, SG 11 sets a minimum cycle parking standard of 2no spaces. A safeguarding condition will ensure that appropriate cycle-parking is provided on-site.

Consequently, the proposed development is considered to meet a suitable standard of design while having a neutral impact on the Listed Building and the Conservation Area.

Representations

6 representations have been received – all object to the proposal.

Principle use/ Commercialisation

Comment: The proposed change of use from residential (Class 9) to office (Class 4) has been carefully assessed in the context of the site's location within the Botanic Gardens and its role as a publicly accessible civic space. While concerns have been raised regarding commercialisation, it is not considered that the introduction of a Class 4 office use in this instance would undermine the primary function or character of the park.

The proposal relates to the re-use of an existing building and does not involve any loss of open space or public amenity. The scale of the building and proposed use is modest and compatible with its setting. The gate lodge occupy a prominent location adjacent to a heavily used vehicle and pedestrian entrance, which may limit their suitability for general residential occupation. While residential use could be considered for specific purposes, such as accommodation for the Botanical Gardens' management, the office use is considered a practical and sustainable alternative that ensures the ongoing occupation, maintenance, and viable re-use of a listed building and prevents further deterioration of the building.

It is also noted that each planning application must be determined on its own merits. Approval of this proposal would not set a precedent for wider commercialisation or disposal of public assets. While

residential use is acknowledged as an alternative, there is no policy requirement that the building must remain in residential use.

Suitability of building for proposed use:

Comment: On balance, the building is considered suitable for the proposed Class 4 office use. The scale of the use is modest, the internal alterations are proportionate and reversible where possible, and the design provides a practical and accessible workspace while retaining the B-listed building's principal features and character. Importantly, bringing the building back into active use will secure its maintenance and help prevent further degradation, supporting the long-term conservation of this historic asset in accordance with heritage policy objectives

Accessibility concerns and lack of supporting information

Comment: Objections have been raised regarding the absence of a business plan, a lack of detail on external landscaping, boundary treatments and access arrangements, and concerns regarding the ability to achieve inclusive access given the internal and external level changes within the building.

Business Plan: While a business plan can provide additional background on the intended operation, there is no statutory requirement for a business plan to be submitted as part of a planning application. The acceptability of the proposed Class 4 office use is assessed on planning and heritage considerations, rather than the commercial viability of any future occupier.

External Works: The revised proposal confirms that external works are limited to the rear of the property and consist primarily of like-for-like fabric repairs together with the installation of an external access ramp. No external landscaping alterations or boundary treatments are proposed or required as part of this application. Given the limited scale, location, and nature of the works, additional conditions relating to landscaping or boundary treatment are not considered necessary or proportionate.

Accessibility: The revised scheme is supported by an Access Audit, which demonstrates that inclusive access can be achieved without excessive harm to the listed building. Internal level changes are addressed through new openings, floor level adjustments and the provision of accessible WCs. The external access ramp is positioned away from the principal elevation and is attached solely to the later rear extension of the building, thereby avoiding physical intervention with the original historic fabric. Handrails and associated accessibility features are designed to be visually restrained and sympathetic to the building's character. Overall, the proposal demonstrates that inclusive access can be delivered in a manner that respects the significance, appearance and setting of the listed gate lodge

Overall, the proposal provides sufficient detail to demonstrate that accessibility requirements can be met without causing harm to the building's heritage significance. No additional conditions regarding external landscaping or boundary treatments are considered necessary given the nature of the works.

Impact on setting, external appearance, and NPF4 and Local Development Plan Policy concerns

Comment: Objections have been raised regarding the potential impact of ramps, door alterations, and other access features on the setting of the gate lodge, which occupies a prominent location at the entrance to the Botanic Gardens. Concerns have also been expressed regarding signage, as well as queries about the Council's role in promoting the development.

The revised proposal has been carefully designed to minimise visual and physical impact on the listed building and its wider setting. The external access ramp is positioned to the side and rear of the building, away from the principal elevation and key public viewpoints, and is attached solely to the later rear extension, avoiding intervention in the original historic fabric. The scale, siting and materials of the ramp are restrained and sympathetic to the character of the lodge and its landscaped context. Door alterations are limited in extent and are designed to match existing proportions, detailing and materials, ensuring that the historic character of the building is preserved.

With regard to signage, any external signage would require separate Advertisement Consent (and Listed Building Consent where applicable) under the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. No signage is proposed as part of the current application, and the principal elevation will remain unaltered, addressing the concerns raised.

The application has been assessed in accordance with National Planning Framework 4, the City Development Plan, SG9: Historic Environment, and Historic Environment Scotland guidance. It supports the long-term maintenance and sustainable use of a Category B listed building, in line with the Council's heritage strategy.

Overall, the proposal is considered to preserve the character and setting of the gate lodge, maintain the integrity of the principal elevation, and introduce access and other alterations in a carefully considered and sympathetic manner, ensuring compliance with heritage policy, accessibility requirements, and Council standards

In respect of b) other material considerations, no consultations have been received and the issues raised in the representation have been addressed above. Subject to conditions on the finish and use of materials, the proposed works are considered to preserve the character and appearance of this Category B Listed Building.

Conclusion

In conclusion, the proposal has been assessed against the provisions of National Planning Framework 4, the Glasgow City Development Plan, and associated supplementary guidance, and is considered to be policy compliant. The development supports climate mitigation and adaptation objectives through the reuse of an existing building and the avoidance of new build development, thereby reducing embodied carbon and environmental impact.

The proposed internal and external works have been carefully designed to preserve the special architectural and historic interest, character, and setting of the Category B listed gate lodge, with all new interventions appropriately scaled and sensitively detailed. In particular, the external access ramp is confined to the side and rear of the building and is attached solely to the later rear extension, avoiding intervention in the original historic fabric.

The change of use to Class 4 business use is modest in scale, compatible with the surrounding parkland and residential context, and does not result in the loss of public open space or harm to the amenity or function of the Botanic Gardens. While objections have been received, the issues raised have been fully considered and are not of sufficient weight to outweigh the policy support for the sustainable reuse of this vacant listed building.

Overall, the proposal is considered acceptable in planning terms and delivers environmental, heritage, and economic benefits. The application is therefore recommended for approval, subject to the conditions set out in this report.

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 development shall commence on the ramp hereby approved until full details of the ramp have been submitted to and approved in writing by the Planning Authority. The details shall include the design of the ramp and handrails, dimensions, spacing, materials, finished colours, and method of fixing. The ramp shall thereafter be constructed strictly in accordance with the approved details

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

03. Prior to the occupation of the development, details of the proposed cycle parking facilities, including number, location, layout, design, fixing method, and any associated enclosure or screening, shall be submitted to and approved in writing by the Planning Authority. The cycle parking shall be provided in accordance with the approved details and shall be installed and available for use prior to occupation of the development. The cycle parking shall thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the planning authority. For the avoidance of doubt, the cycle parking shall comply with the requirements of city development plan supplementary guidance SG11: Sustainable Transport, including standards of safe, secure and convenient provision.

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

Reason(s) for Granting this Application

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

Advisory Notes to Applicant

01. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/SGR/16/04/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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