



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Item 1(b)

20th October 2026

Contact: Susannah Groves Phone:
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Application Type Full Planning Permission

Recommendation Grant subject to conditions

Application	25/01592/FUL	Date Valid	11.09.2025
Site Address	Electricity Sub Station Hughenden Gardens Glasgow		
Proposal	Alterations to electrical substation with replacement of 11KV and 33KV switchgear and associated works including demolition.		
Applicant	SPEN Miss Emma Kinloch St Vincent Crescent Glasgow G3 8LT	Agent	
Ward No(s)	23, Partick East/Kelvindale	Community Council	02_118, Dowanhill, Hyndland & Kelvinside
Conservation Area		Listed	
Advert Type		Published	26 September 2025
City Plan	Residential		

Representations/Consultations

REPRESENTATIONS

7 representations, all objecting to the application, have been received. The representations include 6 representations from members of public and one from Friends of Glasgow West. The grounds of objection are summarised below and are addressed further in the Assessment and Conclusions section of this report:

- *Accuracy of submitted plans*
- *Loss and management of trees*
- *Scale, siting and visual impact*
- *Proximity to residential property*
- *Noise impact*
- *Alternative layout and mitigation*
- *Neighbour Notification*
- *Visual impact and outlook*
- *Lack of visual information*
- *Impact on character/ appearance*
- *EMF and health concerns*

- *Environmental Impact Assessment (EIA)*
- *Construction impacts*
- *Visual impact following demolition*
- *Design of boundary treatment*
- *Health concerns*
- *Loss of green space and impact on wildlife*
- *Property value*
- *Suitability of development*
- *Local context and setting*
- *Existing site condition*
- *Anti-social behaviour*
- *Request for remedial works*

Site and Description

The application site comprises an existing electricity substation located within Hughenden Gardens, set within a residential area characterised by flatted properties and townhouses arranged around landscaped communal grounds. The site occupies a defined plot positioned between Hughenden Gardens and Hughenden Lane, with residential properties immediately adjoining the site to the west and south, open grassed areas and parking provision are located to the north and east. The substation is contained within a secure compound and is partially set below surrounding ground levels, with retaining structures and changes in level influencing its visual relationship with neighbouring properties.

The site includes areas of hardstanding associated with operational infrastructure, together with pockets of grass and mature trees which provide partial screening in some views. Notwithstanding this, the site is visible from surrounding public vantage points, including along Hughenden Gardens and from neighbouring residential properties which overlook the site. The surrounding area is residential in character, with a mix of private gardens, shared amenity space and established landscaping contributing to the overall setting.

The site is not located within a conservation area, is not subject to any specific landscape designation, and the property is not listed.

Planning History

There is no planning history for this application site.

Preapplication process

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

Proposal

The application seeks planning permission for the demolition of the existing control and switchroom building and the installation of new 33kV and 11kV switchgear enclosures, a secondary substation and associated infrastructure within the existing electricity substation. The purpose of the development is to modernise and upgrade the existing substation and improve the capacity, resilience and reliability of the local electricity network.

The demolition works comprise the removal of the existing substation control and switchroom building, a purpose-built utility structure accommodating electrical infrastructure including control rooms, transformer switchrooms, low-voltage switchgear areas and associated plant. The building has an approximate footprint of 478.2m². The works include demolition of the building superstructure together with basement walls and substructure, and the removal of associated internal infrastructure, access roads, kerbs and foundations.

The proposal retains the existing transformers and associated transformer noise enclosures whilst reconfiguring equipment within the existing substation compound. Associated works include the provision of new hardstanding, internal access arrangements, cable infrastructure and additional sections of palisade security fencing.

The development replaces the existing control and switchroom building with three principal structures:

- A 33kV switchgear enclosure;
- An 11kV switchgear enclosure; and
- A secondary substation and associated housing.

The proposed 33kV switchgear enclosure measures approximately 8.1 metres in length, 4.3 metres in width and 3.7 metres in height, providing a footprint of approximately 48.2m². The enclosure includes access doors within the south and east elevations and would be positioned to the south-west of the retained transformers. The structure would be located approximately 10 metres from the gable elevation of the adjacent townhouse at No. 2 Hughenden Gardens, approximately 5.2 metres from the attached single-storey garage serving that property, and approximately 4 metres from the boundary fence separating the site from No. 2 Hughenden Gardens.

The proposed 11kV switchgear enclosure would be located within the northern section of the site and measures approximately 19.3 metres in length and 3.6 metres in height, with a footprint of approximately 76.8m². The structure incorporates a shallow pitched roof form and access doors.

A secondary substation and associated housing is proposed between the 33kV switchgear enclosure and the retained transformer infrastructure. The structure measures approximately 3 metres in length and approximately 2 metres in height, with a footprint of approximately 10.6m².

Collectively, the proposed replacement structures would occupy an area of approximately 135.6m², representing a substantial reduction in built footprint compared with the existing control and switchroom building, which occupies approximately 478.2m².

The existing perimeter security arrangements would largely be retained. Existing sections of 1.8 metre and 2.74 metre high palisade fencing are to remain, supplemented by a new section of 2.74 metre high palisade fencing along the north-eastern boundary of the site. Existing vegetation and tree cover around the site perimeter would also be kept, particularly along the eastern and western boundaries.

The proposed 11kV switchgear enclosure and secondary substation housing would be constructed from glass reinforced plastic (GRP), whilst the proposed 33kV switchgear enclosure would be constructed from stainless steel. All structures would be finished in RAL 7033 (Cement Grey)

Specified Matters

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

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

i. An environmental statement

Not applicable.

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

Not applicable.

iii. A design statement or a design and access statement

Not applicable.

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)

Not applicable.

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

Not applicable.

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

These Regulations enable Scottish Ministers to give directions

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

Not applicable.

ii.

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

Not applicable.

2. Restricting the grant of planning permission

Not applicable.

iii.

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

Not applicable.

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

Not applicable.

Policies

National Planning Framework 4 (NPF4)

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 11: Energy

Policy 14: Design, Quality and Place

City Development Plan (CDP) Policies

CDP1 and SG1 (Part 2): The Placemaking Principle

CDP5 and SG5 Resource Management

CDP6 and SG6 Green Belt and Green Network

CDP7 and SG7 Natural Environment

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

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

- a) whether the proposal accords with the statutory Development Plan;
- b) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. In order to assess (a) the proposal must be considered against the following policies:

National Planning Framework 4 NPF4

Policy 1 Tackling the climate and nature crisis and **Policy 2 Climate, mitigation and adaption** are overarching policy which must be considered for all development, giving weight to the climate and nature crises. This policy will be considered throughout the below assessment, but this proposal is not considered to negatively impact on either crises.

Comment: The proposal comprises the replacement and upgrading of existing 33kV and 11kV switchgear infrastructure within an established operational electricity substation. The applicant has provided engineering justification papers confirming that the works form part of a wider programme of electricity network investment intended to improve network resilience, maintain security of supply and replace ageing assets.

The development is located entirely within the curtilage of an existing substation and does not result in expansion into undeveloped land. Existing infrastructure is being replaced and rationalised, including demolition of an existing building and associated works to accommodate new switchgear compounds. The proposal therefore represents renewal and enhancement of essential energy infrastructure rather than the creation of a new facility.

Having regard to the nature of the proposal and its role in maintaining and modernising critical electricity infrastructure, the development is considered consistent with the objectives of Policy 1 and 2 in supporting resilient energy networks necessary for the transition to a net-zero economy.

Policy 11 Energy: To support the development and enhancement of renewable, low-carbon and zero-emission energy infrastructure, including electricity transmission and distribution networks.

Comment: Policy 11 supports new and replacement electricity transmission and distribution infrastructure. The proposal comprises the upgrading and modernisation of an existing operational electricity substation through the demolition of outdated infrastructure and the installation of new switchgear and associated equipment. The development is intended to improve the capacity, resilience and reliability of the local electricity network and is therefore supported in principle by NPF4 Policy 11. The detailed impacts of the proposal, including visual and residential amenity considerations, are assessed below

Policy 14 Design, Quality and Place: seeks development that is well designed, responds positively to local character and protects residential amenity.

Comment: The applicant has submitted site layout and elevation drawings demonstrating that the proposed development would be contained within the existing substation compound. The drawings confirm that the principal elements comprise new 11kV and 33kV switchgear enclosures, replacement fencing, access arrangements and a secondary substation enclosure.

The applicant has confirmed that the new enclosures would be finished in RAL 7033 (Cement Grey), with the 11kV enclosure and secondary substation housing constructed from Glass Reinforced Plastic (GRP) and the 33kV enclosure constructed from stainless steel. The muted colour palette is considered appropriate for utility infrastructure and would assist in reducing the visual prominence of the development.

Whilst the proposed 33kV switchgear enclosure would be positioned closer to the neighbouring dwelling at No. 2 Hughenden Gardens than some elements of the existing substation infrastructure, this must be considered in the context of the wider redevelopment of the site. The proposal involves the demolition of the existing control and switchroom building, which occupies an area of approximately 478.2m², and its replacement with three smaller utility structures with a combined footprint of approximately 117.4m². As a result, there would be a substantial reduction in the overall built footprint and massing within the substation compound.

The proposed 33kV enclosure would remain within the established operational substation and would be located approximately 10 metres from the gable elevation of the adjacent townhouse, 5.2 metres from the attached garage and approximately 4 metres from the shared boundary fence. The enclosure would be viewed in the context of existing utility infrastructure, boundary fencing and established vegetation around the site perimeter, which assist in limiting its visual impact.

With regard to residential amenity, the site is already an operational electricity substation and the proposal does not introduce a materially different land use. The applicant has provided confirmation from the equipment manufacturers that the proposed switchgear would not generate significant operational noise or vibration. Environmental Health has reviewed the submitted information and is satisfied that the proposal would not give rise to significant adverse noise or vibration impacts on neighbouring residential properties.

Taking account of the established use of the site as an electricity substation, the significant reduction in the overall scale and footprint of built development within the compound, the separation distances retained to neighbouring properties, and the absence of significant noise or vibration impacts, the proposal is not considered to result in an unacceptable impact on visual or residential amenity. Subject to the recommended condition requiring additional boundary screening and landscaping, the proposal is considered to accord with the aims of NPF4 Policy 14

City Development Plan (CDP)

SG1 Part 1 is Supplementary Guidance to Policy CDP 1 of the Glasgow City Development Plan and sets out the Council's expectations for the design and assessment of all development proposals across the city. It promotes a design-led, place-based approach to development. The guidance encourages applicants, developers, and stakeholders to consider how development can contribute to the creation of successful places that are distinctive, inclusive, and resilient.

Central to SG1 is the placemaking toolkit, which identifies six qualities of place that all proposals should demonstrate: character & identity, successful open space, legibility & safety, ease of movement, vibrancy & diversity, and adaptability & sustainability. Each quality is supported by a set of placemaking principles that reflect desired outcomes and set standards for development across. A summary of the six qualities of place is listed below:

1. Character and identity - Places should respond to their physical, social, historical and cultural context. Development should reinforce local distinctiveness, be visually interesting, and contribute positively to the identity of the area.

Comment: The proposal is located within the established curtilage of the existing Substation and relates to the replacement of existing electricity infrastructure. The submitted existing and proposed layouts and elevations demonstrate that the development will remain contained within the operational substation and will not alter the established utility function of the site. The removal of an existing switch room building and its replacement with smaller switchgear enclosures is not considered to result in a significant change to the character of the area. The proposed use of RAL7033 (cement grey) finishes is appropriate for utility infrastructure and assists in limiting visual prominence within the surrounding residential context

2. Successful open space - Open spaces should be well-designed, multifunctional, and integrated into the wider environment. They should support social interaction, biodiversity, and health and wellbeing.

Comment: The site comprises an operational electricity substation and does not contain publicly accessible open space. The proposal is contained within the existing developed compound and does not result in the loss of public open space. Existing boundary vegetation and screening appear largely unaffected by the development and continue to contribute to the visual containment of the site

3. Legibility and safety - Places should be easy to understand and navigate. Good design enhances wayfinding and ensures that people feel safe and welcome at all times, with active frontages and clear sightlines contributing to passive surveillance.

Comment: The development maintains the established operational layout and secure access arrangements of the substation. Existing and proposed access points remain clearly defined and the proposal does not create any new routes or spaces that would adversely affect public safety or wayfinding. Security fencing remains appropriate to the operational requirements of critical electricity infrastructure

4. Ease of movement - Development should promote active travel by prioritising walking, cycling, and public transport. Well-connected routes and reduced car dependency are key to creating accessible and sustainable places.

Comment: The proposal does not materially alter pedestrian, cycle, public transport or vehicular movement patterns. The works are confined within the existing substation boundary and do not impact upon the surrounding street network or accessibility arrangements. Existing operational access arrangements are retained

5. Vibrancy and diversity - Places should support a mix of uses, activities, and people. Vibrant areas are inclusive, human-scaled, and offer opportunities for living, working, and socialising, contributing to a lively and engaging public realm.

Comment: The proposal does not introduce new uses or activities and is not intended to contribute directly to mixed-use development objectives. However, the upgrade of essential electricity infrastructure supports the continued operation and resilience of the wider electricity network, which underpins residential and economic activity across the area. The proposal therefore makes a positive contribution to local infrastructure provision without adversely affecting the amenity of neighbouring uses. The submitted information also confirms that the proposed switchgear will not generate operational noise or vibration

6. Adaptability and Sustainability

Comment: The proposal involves the replacement of ageing infrastructure with modern switchgear equipment as part of an ongoing programme of network investment. The applicant's supporting information demonstrates that the works are intended to improve network resilience, maintain security of supply and support future electricity demand. The reuse of an existing operational substation site represents an efficient use of previously developed land and avoids the need for a new facility elsewhere

Overall, while the proposal is infrastructure-led rather than placemaking-led, it is considered to satisfactorily address the relevant placemaking principles contained within SG1 Part 1. The development remains contained within an existing operational substation, preserves the character of the area, does not adversely affect movement, safety or amenity, and delivers upgraded infrastructure that contributes to the long-term resilience and sustainability of the electricity network. The proposal is therefore considered to accord with the relevant requirements of SG1 Part 1 and supports the conclusions reached under NPF4 Policies 1, 2, 11 and 14.

Supplementary Guidance SG5 Resource Management principally relates to low and zero carbon generating technologies and the submission of Energy Statements. The guidance contains limited policy guidance relating specifically to electricity substations or strategic utility infrastructure. As such, only the broader principles relating to resource management and environmental impact are of relevance to the assessment of this proposal.

Comment: SP Energy Networks advise that the proposed works form part of a wider programme of network modernisation and resilience improvements. The existing 11kV switchgear Substation has been identified as requiring replacement due to its age and condition, whilst the installation of new 33kV circuit breakers is intended to restore operational flexibility which was lost following the decommissioning of existing equipment in 2019. The proposed development is intended to improve the reliability, resilience and security of the local electricity network, reducing the risk of supply interruptions and network failures. The works will also facilitate a more flexible network configuration and improve the operational performance of the substation under both normal operating conditions and fault scenarios

Supplementary Guidance SG6 Green Belt and Green Network seeks to protect, enhance and expand Glasgow's Green Network, safeguard open spaces, trees, biodiversity and habitat connectivity, and ensure that development contributes positively to the environmental quality and amenity of an area. The guidance seeks to avoid the unnecessary loss of trees, landscaping and green infrastructure and encourages opportunities for biodiversity enhancement and habitat improvement as part of new development

Comment: Whilst the application is not on land identified within SG6 as Amenity Greenspace it does sit adjacent to an area covered by this policy. The area to the north of the site is identified as Amenity Greenspace - Housing. The proposal relates to the upgrade and reconfiguration of an existing operational electricity substation and would not result in the loss of any designated open space. Concerns were raised regarding the potential removal of trees and landscaping. The applicant has advised that no tree removal is proposed as part of the development subject to this planning application. A separate vegetation survey submitted in support of the proposal identifies a number of trees and stems which may require future management for operational and safety reasons associated with the existing electricity infrastructure; however, such works do not form part of the development currently under consideration. Existing boundary vegetation will be retained where possible, and landscaping and vegetation protection measures can be secured through planning conditions. As such, the proposal is not considered to give rise to significant adverse impacts on landscape character, biodiversity, green infrastructure or the amenity value of the adjoining Amenity Greenspace. The proposal is therefore considered to accord with the relevant objectives of CDP6: Green Belt and Green Network and SG6 Green Belt and Green Network.

Supplementary Guidance SG7 Natural Environment seeks to protect and enhance biodiversity, habitats, ecological connectivity, trees and woodland, whilst encouraging opportunities for biodiversity enhancement as part of new development. The guidance establishes a presumption in favour of retaining healthy and structurally sound trees and requires development to avoid adverse impacts on biodiversity wherever possible. Development should also seek to incorporate biodiversity enhancements and appropriate mitigation where required.

Comment: The application site comprises an existing operational electricity substation and is not located within, nor does it directly affect, any nationally or locally designated nature conservation site. Concerns were raised regarding the potential impact on trees and vegetation. The applicant has advised that no tree removal is proposed as part of the development subject to this planning application. A separate vegetation survey identifies several trees and stems which may require future management for operational and safety reasons associated with the existing electricity infrastructure; however, these works do not form part of the development currently under consideration. Existing boundary vegetation is otherwise to be retained and will continue to provide habitat value, ecological connectivity and visual screening. Subject to conditions relating to landscaping and vegetation protection, the proposal is not considered to result in adverse impacts on biodiversity interests, habitats or ecological networks. The proposal is therefore considered to accord with the relevant objectives of CDP7 Natural Environment and SG7 Natural Environment.

In accordance with SG7, opportunities for biodiversity enhancement and additional landscaping can be secured through planning condition. Subject to the implementation of an agreed landscaping and biodiversity enhancement scheme, the proposal is not considered to result in an adverse impact on biodiversity, habitat connectivity, trees or the wider natural environment. The development is therefore considered to accord with the objectives of CDP7 and Supplementary Guidance SG7 Natural Environment.

MATERIAL CONSIDERATIONS

With regard to b), whether any material considerations have been raised during the application process that would outweigh the provisions of the statutory Development Plan, the consultations and representations received for this application are material consideration and have been summarised below:

CONSULTATIONS

NRS Environmental Health were consulted on this application. They had no objections to the proposal subject to a standard safeguarding condition regarding noise levels.

REPRESENTATIONS

7 representations objecting to the proposal were received. Grounds of objection are summarised, with appropriate comment, as follows:

Accuracy of plans and site boundary trees

Concerns are raised regarding the presence and potential removal of trees. It is noted that there are no Tree Preservation Orders (TPOs) affecting trees within or adjacent to the site, and therefore they do not benefit from statutory protection.

Comment: Any trees located outwith the application site are not within the applicant's control, and separate agreement or consent would be required from the relevant landowner prior to any works being undertaken. This matter does not materially affect the assessment of the application.

Scale, siting and visual impact

The proposed structures are of a functional, utilitarian nature appropriate to electricity infrastructure.

Comment: The scale and siting of the structures and their relationship to neighbouring properties have been assessed in earlier sections of this report and are considered acceptable in the context of the existing substation use and surrounding environment.

Proximity to neighbouring property and safety concerns

Comment: The equipment forms part of standard electricity network infrastructure and is subject to industry design and safety standards. No evidence has been provided to demonstrate that the proposed proximity would give rise to unacceptable risk to residential amenity or public safety.

Noise impact

Comment: Concerns regarding noise have been considered. Technical information submitted by the applicant and equipment manufacturers confirms that:

High voltage switchgear does not generate significant noise during normal operation. Any sound is limited to a very low-level electrical hum audible only in close proximity, and it would not be audible outside the enclosure under normal conditions.

On this basis, the proposal is not expected to result in a significant increase in noise levels or adverse impact on residential amenity

Alternative layout and mitigation

Comment: The layout of the equipment is determined by operational and safety requirements for the electricity network. The submitted scheme represents an acceptable arrangement, and no alternative siting has been demonstrated to be necessary in planning terms.

Need for development / justification

Comment: The proposed works form part of a wider programme of infrastructure upgrades to maintain network reliability and reduce the risk of supply failures affecting a considerable number of customers

Neighbour Notification

Comment: The application has been subject to neighbour notification in accordance with statutory requirements. Planning legislation requires notification to properties within the defined boundary criteria, and the Council is satisfied that these requirements have been met. The planning process also includes wider public access to application details via the online planning portal.

Visual impact and outlook

Comment: While it is acknowledged that some change in view may occur because of the removal of the existing structure and installation of new equipment, there is no protected right to a private view in planning terms. The proposal has been assessed in terms of its scale, siting and visual impact and is considered acceptable within the context of an established substation use.

Design and appearance

Comment: The development comprises functional infrastructure which is expected to have a utilitarian appearance. Notwithstanding this, its scale and layout are considered appropriate to the operational requirements of the site, and it would not give rise to unacceptable visual harm to the wider area.

Adequacy of submitted drawings / lack of 3D visuals

Comment: The planning application includes site layout plans and elevation drawings which provide sufficient information to assess the scale, form and impact of the development. There is no requirement within planning validation standards for the submission of 3D visualisations, and their absence does not prevent a full and proper assessment of the proposal. Notwithstanding this, and in the interests of transparency, the planning officer has requested the submission of amended plans excluding trees, vegetation and fencing to allow the scale and massing of the proposed development to be more clearly understood in its un-screened form.

Impact on character of the area

Comment: The site is an existing electricity substation and the proposal represents an upgrade and reconfiguration of infrastructure within that established use. The development is therefore considered compatible with the existing character of the site and surrounding area.

EIA / Schedule 3 development

Comment: The proposal does not fall within a category of development requiring Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations. As such, an EIA is not required in this instance.

EMF and health concerns

Comment: Matters relating to electromagnetic fields (EMF) and associated health considerations are controlled under separate legislation and industry standards and are not matters for determination under planning legislation.

Construction impacts and disruption

Comment: Temporary impacts associated with construction are acknowledged but are common for developments of this nature and are typically managed through separate regulatory controls. These do not form grounds for refusal.

Visual impact and increased visibility

Comment: While the removal of the structure may open views into the site, the development remains within an established substation compound and continues an existing use. The proposal has been assessed considering its scale, form and layout, and is not considered to give rise to unacceptable visual impact within the surrounding context

Boundary treatment and screening

Comment: The proposed palisade fencing is a standard form of security infrastructure associated with the operational substations and is appropriate to the functional requirements of the development. While the fencing and associated electrical infrastructure have a utilitarian appearance views will be filtered in part by the existing boundary vegetation in the retained landscaping surrounding the substation. It is therefore considered that the visual impact of the proposal would not be so significant as to warrant refusal of planning permission.

Nevertheless, given the proximity of neighbouring residential properties and concerns raised through representations, a planning condition is therefore recommended requiring the submission, approval and implementation of a detailed landscaping and enhance boundary screening scheme to further soften views of the development and reinforce the sites landscaped setting.

Capacity and intensification of use

Comment: While the proposal includes upgraded infrastructure, it remains within the established use of the site as an electricity substation. The works are primarily replacement and modernisation rather than a material intensification of use that would give rise to significant additional impacts.

Impact on wildlife

Comment: Whilst no biodiversity statement has been submitted, the application relates to works within an existing operational substation site and does not affect any nationally or locally designated ecological site. Having regard to the nature and scale of the proposals, together with the urban context of the site, it is not considered that the development would result in significant adverse effects on biodiversity.

Health concerns

Comment: Electrical infrastructure of this nature is designed, installed and operated in accordance with established safety standards and regulations. Matters relating to health effects, including electromagnetic fields (EMF), are controlled under separate regulatory regimes and are not determined through the planning system.

Loss of green space and wildlife

Comment: The site forms part of an existing operational substation and does not constitute designated open space. While there may be some vegetation present, the proposal relates to the upgrade and reconfiguration of infrastructure within an established use. The development is not considered to result in significant loss of valued green space or unacceptable impacts on biodiversity

Property value

Comment: Impact on property value is not a material planning consideration and cannot be taken into account in the determination of the application.

Suitability of development in a residential area

Comment: The site is an established electricity substation, and the proposal represents an upgrade and modernisation of existing infrastructure. As such, the principle of this type of development in this location is established and considered acceptable

Site context and conservation area

Comment: The application site lies outwith the Glasgow West Conservation Area boundary, with the nearest part of the conservation area located approximately 73 metres from the proposed development. Have regards to this separation distance, the intervening development and landscaping, and the nature of the proposal, it is considered that the development would not adversely affect the character, appearance or setting of the conservation area.

Existing excavated area

Comment: The representation refers to an existing landscaped earth bund and associated changes in ground levels located within the northeastern section of the substation site, between the operational compound and the adjacent roadway area. This is an existing site feature and does not form part of the development proposed under the current application. No works are proposed to alter or infill it. As such, it falls outwith the scope of this planning application and is not a matter for determination.

Anti-social behaviour concerns

Comment: Concerns regarding potential anti-social behaviour associated with the existing site condition are noted. While such matters are recognised, they are not directly attributable to the proposed development and are not material to the assessment of the application.

Suggested remedial works

Comment: The request for infilling or securing the excavated area is noted. While this is not a requirement arising from the planning assessment of the current proposal, it may be addressed by the applicant as part of site management or through separate operational works.

CONCLUSION

In conclusion, the application has been assessed against the relevant policies of the development plan, National Planning Framework 4 (NPF4), the Council's supplementary guidance and other material considerations. Information submitted by the applicant, consultation responses and representations received have been fully considered in the assessment of the proposal. It is concluded that these considerations do not outweigh the presumption in favour of development that accords with the Development plan.

The proposed development comprises the upgrade and and modernisation of an existing operational electricity substation through the replacement of ageing infrastructure and the installation of new switchgear and associated equipment. The principle of the development is supported by NPF4 policy 11, which encourages the enhancement of electricity transmission and distribution infrastructure necessary to maintain a resilient and reliable energy network.

While concerns have been raised regarding visual impact, residential amenity, trees, biodiversity, health impacts and proximity for the development to neighbouring properties, these matters have been carefully assessed and are not considered to give rise to unacceptable planning impacts. The proposal remains contained within an established substation site, results in a significant reduction in the overall built footprint compared with the existing switch room building, and it is not anticipated to generate significant noise, vibration or other adverse effects.

Subject to conditions securing additional boundary screening and landscaping, the proposal is considered to accord with the relevant provisions of NPF4 and the Glasgow City Development Plan. There are no material considerations which would justify refusal of planning permission. Accordingly, the application is recommended for approval subject to the attached conditions.

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. Unless otherwise agreed in writing with the Planning Authority, 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.
03. 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.
04. 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.
05. 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.
06. Unless otherwise agreed in writing with the Planning Authority, 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.

07. Prior to the commencement of development, details of a scheme for additional boundary screening and landscaping within the application site shall be submitted to and approved in writing by the Planning Authority. The scheme shall include:
details of all existing and proposed planting, including species, sizes, densities and location;
details of any supplementary screening measures, where proposed;
a programme for implementation; and
arrangements for the maintenance and replacement of planting.

The approved scheme shall be implemented in full within the first planting season following completion of the development. Any trees, shrubs or plants which die, are removed, become diseased or are seriously damaged within a period of five years from the completion of the approved landscaping scheme shall be replaced during the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Planning Authority.

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

08. 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. (Old N07)

Reason: To protect occupiers of dwellings or noise sensitive buildings from excess noise

09. No development above foundation level shall commence until details and samples of all external materials, including a sample panel erected on site, have been submitted to and approved in writing by the Planning Authority. The sample panel shall be made available for inspection by the Planning Authority and shall remain in place throughout the construction period unless otherwise agreed in writing. Thereafter, the development shall be carried out in accordance with the approved materials and retained as approved.

Reason: To ensure a satisfactory appearance of the development in the interests of visual amenity.

Advisory Notes to Applicant

None

Advisory Notes to Council

None

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/SGR/01/07/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Location of Site (for details refer to report)