



Planning Applications Committee

Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1(a)

20th October 2026

Contact: Kathryn McKenzie Phone: 07826950686

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Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s) and Section 75

Application	26/00340/FUL	Date Valid	05 Mar 2026
Site Address	Site At Kelvindale Road/ Wyndford Road Glasgow		
Proposal	Erection of residential development and community hub with associated works and public realm improvements.		
Applicant	Wheatley Homes Glasgow 25 Cochrane Street GLASGOW G1 1HL	Agent	Montagu Evans Alan Fitzpatrick Exchange Tower 19 Canning Street EH3 8EG
Ward No(s)	15, Maryhill	Community Council	Central Maryhill
Conservation Area	N/A	Listed	N/A
Advert Type	Neighbour Notification	Published	13 Mar 2026
City Plan	Glasgow City Development Plan		

Representations/Consultations

Representations

Neighbour notification letters were issued, the application was advertised in the local press and included within the Weekly List of Applications (3rd-9th March 2026).

8 letters of representation were received, each in objection to the proposed development. This includes an objection from the Central Maryhill Community Council.

The main grounds for objection may be summarised as follows, and will be discussed in the Assessment and Conclusions section of this report:

- The proposal does not include a legally binding commitment to ensure 85% of the proposed homes are for social rent in perpetuity.
- Net loss of (social) housing in a housing emergency. Loss of bedsits and one-bedroom flats.
- Under NPF4 policy 16 insufficient regard has been given to the city's housing needs.
- The provision of larger family homes will change the local demographic and increase pressure on local facilities and public transport.
- The proposal does not include a like-for-like replacement of the Maryhill Hub. Lack of detail of proposed amenities.
- Under NPF4 Policy 2 the developer has not sufficiently proven that a "knock-down and rebuild" is the lowest-carbon option over the building's lifetime. The embodied carbon lost in demolition and the carbon cost of new construction are far higher than a high-quality refurbishment of the existing structures. The climate and nature crises have not been considered.

- Housing crises should be solved through re-use/retrofit of existing buildings.
- No details have been provided on the promised improvements to the existing Wyndford Estate. E.g. replacement playpark for children, MUGA playing field for sports, and seating areas for parents and community members, all of which were lost in the demolition.
- Existing community will be priced-out with introduction of mid-market rent units into a historically social housing estate.
- Pollution associated with demolition.
- Displacement and disruption to existing tenants.
- Inadequate public consultation. The "tenant-led" Wyndford Futures Focus Group, does not represent the whole community.
- £13 million allocated for "environmental improvements" including bike racks and play parks cannot compensate for the net loss of homes.
- Breach of the Planning Act, on scale, massing and height and using inappropriate materials. Short lifecycle of the materials proposed.
- The low-rise footprint consumes existing green space and reduces the quality of the public realm compared to the towers.

Consultations

West Of Scotland Archaeology Service – No Objection

Given previous use of the site as a barracks and later a housing estate, WoSAS agrees with the applicant's assessment that the application site has a low archaeological potential. Therefore, in this instance, there is no requirement for further archaeological work.

Scotland Gas Networks – No Objection

No high pressure assets within the vicinity of the application site and therefore no comment/objection.

SportScotland – No Objection

The development would result in the loss of the grass pitch to the southwest of the site. It is noted the pitch is overgrown and does not currently play an active role in meeting current demand for football within the city, however no alternative outdoor sports facilities are proposed within this application. As such it is recommended that compensation is provided for the loss of the grass pitch, in line with the policies within the Glasgow Pitch Strategy and NPF4 Policy 21. Sports Scotland has no objection subject to a legal agreement being agreed between the Council as planning authority and the applicant, to allow for new or improved facilities in the area.

Scottish Water – No Objection

Scottish Water has no objection to this planning application. There is currently sufficient capacity in the Milngavie Water Treatment Works and the Dalmeir Waste Water Treatment Works to accommodate the development.

Site and Description

The site is within the Wyndford Estate which is located in west Glasgow within the ward 15 (Maryhill) area and extends to approximately 10 hectares. The existing residential estate was built 1961-1969 on the site of the former Maryhill Barracks, which closed in 1960. The site is bound to the south-west by the River Kelvin walkway, to the north-west by Kelvindale Road and the north-east and south-east by residential flatted buildings within the Wyndford Estate. Wyndford Road bisects the site and is the primary access from Kelvindale Road.

The site comprises of land formerly containing four high-rise residential tower blocks (now demolished) at 151, 171, 191 and 120 Wyndford Road, together with a series of green open spaces, a community heating plant and energy centre, the site of the former Maryhill Hub building, a playground and other supporting infrastructure.

There are mature trees and vegetation on the south-western edge of the site along the River Kelvin walkway. Part of the site north of Wyndford Road is sloping in topography and has dense vegetation. The following local open space designated areas are within the site: River Kelvin Green Corridor, River Kelvin Site of Importance for Nature Conservation (SINC), PAN 65 amenity green space (Wyndford Road) and PAN 65 sports area – playing field. There are no heritage designations on site.

In July 2023 Glasgow City Council granted consent for the demolition of the four tower blocks (Planning ref. 22/02442/PRD). Furthermore, prior notification was submitted for the demolition of The Maryhill Hub building and 2 adjacent janitor houses (associated with a former primary school) and it was determined that prior approval was not required.

Site Constraints

The known site constraints include:

- Coal Authority Low Risk Area
- SINC – City Wide
- Green Corridor
- Within 10m of Adopted Core Path
- Flood area – Culvert Impact Zone
- Gas Pipeline Nearby – Medium Pressure Pipeline
- Landfill Site within 250m – Kelvindale Road

Site History

Development Management site history from the past five years:

- 22/02442/PRD – Prior Notification for Demolition of buildings. 151 - 191 And 120 Wyndford Road Glasgow. Prior Approval Required. 5th January 2023.
- 23/00429/PDE – Demolition of residential multi-storey blocks - prior approval of the method of proposed demolition and restoration of the site. 151/ 171/ 191 And 120 Wyndford Road Glasgow. Granted on 7th July 2023.
- 23/01501/FUL – Erection of hoarding around site boundary. 151/ 171/ 191 And 120 Wyndford Road Glasgow. Granted Subject to Condition(s) on 22nd August 2023.
- 23/01501/DOC01 – Erection of hoarding around site boundary - discharge of conditions 3 and 4 of consent 23/01501/FUL. Granted on 29th September 2023.
- 24/01798/PRD – Prior Notification for Demolition of buildings. 120 Wyndford Road Glasgow. Prior Approval Not Required. 4th September 2024.
- 25/01777/PRD – Prior Notification for Demolition of buildings. 186 Wyndford Road Glasgow G20 8HF. Not Required. 3rd October 2025.
- 25/01775/PRD – Prior Notification for Demolition of buildings. 180 Wyndford Road Glasgow. Prior Approval Not Required. 10th October 2025.
- 25/01776/PRD – Prior Notification for Demolition of buildings. 110 Glenfinnan Drive Glasgow G20 8HL. Prior Approval Not Required. 10th October 2025.

The following planning application is currently pending consideration following community consultation for the existing blaes pitch adjacent to the energy centre at the southernmost area of the Wyndford Estate, on the north side of the Kelvin Walkway. These proposals have been developed by the same applicant (Wheatley) as part of a coordinated Masterplanning approach in tandem with the proposed residential redevelopment. The blaes pitch proposal has been distinguished from the main residential development to enable the applicant to accelerate these works, in recognition of the importance of this facility to the existing community.

- 26/01575/FUL – Creation of a replacement sports pitch with hard and soft landscaping, street furniture, outdoor gym equipment and associated works. Pending consideration.

Wider Wyndford Estate Development Management site history from the past 5 years:

- 22/01178/FUL – Erection of 5No. cycle storage units. Granted Subject to Conditions on 26th August 2022.
- 22/00311/FUL – Environmental improvement scheme including hard and soft landscaping, trees and street furniture, car parking, bike storage, EV charging points and recycling bin enclosures. Various Addresses In Wyndford Including Wyndford Dr-Wyndford Rd-Glenfinnan Road Glenfinnan Drive Glasgow. Granted Subject to Condition(s) on 9th December 2022.
- 24/00685/FUL – Formation of public play area with associated works including street lighting, realignment of path, removal of path and the creation of wild-meadow planting. Site Adjacent To Wyndford Nursery School 33 Latherton Drive Glasgow. Granted Subject to Condition(s) on 24th July 2024.
- 24/00685/DOC01 – Formation of public play area with associated works including street lighting, realignment of path, removal of path and the creation of wild-meadow planting - Discharge of conditions 02, 04, 05 and 06 of the 24/00685/FUL. Granted on 13th September 2024.
- 25/01982/FUL – Replacement steps and backcourt improvements including ancillary works and landscaping. Strathcarron Place/Melvaig Place/Southmuir Place/ Glenfinnan Road Glasgow. Granted Subject to Condition(s) on 19th November 2025.
- 25/01528/FUL – Erection of war memorial stone. Site to the north of 60 Glenfinnan Road, Glasgow. Granted Subject to Condition(s) on 15th October 2025.

Proposal

The proposed development represents a significant phase in the regeneration of the Wyndford Estate following the 2025 demolition of four high-rise residential blocks and the former community hub building.

The four tower blocks contained approximately 600 dwellings, comprising around 200 bedsits and 400 one-bedroom flats. While the demolition of the buildings generated considerable public debate, including discussion regarding refurbishment as an alternative, the former housing stock was heavily concentrated in smaller dwelling types and offered limited opportunities for larger families.

The proposed regeneration seeks to provide a broader range of housing types and sizes, including a substantial proportion of family homes, alongside new community facilities, enhanced public realm, improved connectivity and a comprehensive landscape framework.

Based on a **'One Wyndford'** concept, the development seeks to create a more integrated and cohesive neighbourhood through the provision of new housing and community facilities, connected open spaces and clearer pedestrian and active travel routes. The masterplan is intended to improve connectivity and legibility across the Wyndford Estate, including connections with the surrounding area and the Kelvin Walkway. A new community hub, which will be owned and managed by Glasgow City Council, would provide a central focus for the development and incorporate the community facilities currently accommodated within the existing hub building.

The proposed residential development comprises of the construction of 401 homes (340 flats, 12 duplex flats and 49 terraced houses), over 24 blocks ranging between two and eight storeys. Wheatley Group has advised that 58 of the flatted units will be homes for mid-market rent, located within the upper floors of the building with the community hub at ground floor level. The remainder of the proposed homes (343) will be for social rent.

Whilst the proposal would result in fewer individual dwellings than the former tower blocks (401 compared with approximately 600), the development would significantly increase the range and size of accommodation available. The proposed development would provide approximately 899 bedrooms compared with approximately 600 bedrooms within the former tower blocks and would introduce a substantial proportion of three and four-bedroom homes to meet identified family housing needs.

The proposed accommodation mix is set out below and demonstrates a substantial shift towards larger family accommodation whilst retaining a range of smaller flats and accessible housing options.

Proposed Accommodation Schedule

Type	Accommodation	Bedrooms per home	Number of homes	Total bedrooms
Flats	One-bedroom flats	1	125	125
Flats	Two-bedroom flats	2	97	194
Flats	Three-bedroom flats	3	118	354
Duplexes	Three-bedroom duplexes	3	6	18
Duplexes	Four-bedroom duplexes	4	6	24
Houses	Three-bedroom houses	3	12	36
Houses	Four-bedroom houses	4	37	148
Total			401	899

The Block Design Schedule provides a brief summary of each block within the masterplan layout:

Block Design Schedule

Area	Block(s)	Form	Storeys	Homes	Accommodation and Key Design Characteristics
Upper	A	Flatted block	6	28	1, 2 and 3-bedroom flats. Corner building fronting Invershin Drive and addressing the Green Spine, with balconies, amenity space and frontage parking.
Upper	B and B1	Flatted blocks	4	24	1, 2 and 3-bedroom flats, including 6 duplexes. Matching blocks fronting the Green Spine with shared amenity space and drying green; rear parking.
Upper	C	Flatted block	6	23	1, 2 and 3-bedroom dual-aspect flats overlooking the Green Spine, with feature balconies and external amenity space.
Upper	D	Mixed-use hub and flats	6 to 8	58	1 and 2-bedroom mid-market rented flats above a landmark community hub, with private rear amenity space.
Upper	E, F and I	Flatted blocks	6	105	1, 2 and 3-bedroom flats. Similar blocks around the northern part of the site, with balconies and communal amenity space.
Upper	G and H	Flatted blocks	4	30	Matching dual-aspect 3-bedroom family flats addressing the Green Spine, with shared amenity space.
Lower	J	Flatted block	6	22	1-bedroom flats. Gateway building on Wyndford Road at the Kelvindale Road entrance, with balconies and a semi-private courtyard.
Lower	K	Terraced houses	3	3	4-bedroom houses close to the proposed Kelvin Walkway connection, with private rear gardens.
Lower	L, P and T	Terraced houses	2	12	Matching 3-bedroom terraces fronting landscaped areas along the Kelvin Walkway and woodland edge, with private rear gardens.
Lower	M1, N1 and Q1	Flatted blocks	4	27	1, 2 and 4-bedroom flats, including 6 duplexes. Matching T-shaped blocks addressing Wyndford Road and the Green Spine.
Lower	M and N	Terraced houses	3	21	4-bedroom family terraces on opposing sides of the Green Spine, separated from the public realm by planted rain gardens and swales.

Lower	Q	Terraced houses	3	5	4-bedroom family terrace fronting landscaped public realm, with private rear gardens and rear parking.
Lower	R	Flatted block	6	35	1, 2 and 3-bedroom flats. Corner block near Wyndford Road and the proposed recreation area, with a range of balcony treatments.
Lower	S and U	Terraced houses	3	8	Matching 4-bedroom terraces framing the south-eastern part of the site, with private gardens and a shared rear service lane.

Landscaping and Public Realm

Landscape is a fundamental component of the masterplan and forms the primary organising structure of the development. At its heart is the proposed Green Spine, a significant landscaped public space running through the site which provides a focal point for movement, recreation, social interaction and biodiversity enhancement. The Green Spine is intended to connect different parts of the development and improve links to surrounding neighbourhoods, including the Kelvin Walkway and wider active travel network.

A hierarchy of public, semi-public and private open spaces is proposed throughout the development. Public realm areas, streets and landscaped spaces are designed to sit alongside new housing, helping to create a clear relationship between buildings, movement routes and open space. The landscape strategy also incorporates areas for informal recreation, seating, play, sustainable drainage infrastructure and biodiversity enhancement.

The development seeks to retain and reinforce existing landscape features where appropriate whilst introducing significant new planting, including street trees, woodland-edge planting, native species, rain gardens, swales and other green infrastructure. These features are intended to contribute to the visual quality of the development, strengthen ecological networks, support climate resilience and assist in surface water management.

Family housing is generally provided with private rear gardens and defined entrance threshold spaces, while flatted accommodation benefits from communal external amenity areas. Parking is accommodated on-street or within shared parking courts, allowing the public realm and landscape framework to remain the dominant feature of the streetscape.

Overall, the landscape strategy establishes the Green Spine as the principal organising element of the development, providing a network of connected open spaces, recreation areas, active travel routes, sustainable drainage features and biodiversity enhancements which helps integrate the new housing with the wider Estate.

Architectural Approach

The masterplan seeks to create a coherent, legible and distinctive neighbourhood through the use of a relatively small number of repeated building typologies arranged around existing movement routes as well as the newly created Green Spine and public open spaces. The proposed development combines flatted accommodation, duplexes and family housing to create a varied but consistent urban form that responds to different parts of the site and provides a broad range of housing types.

Higher density flatted development is concentrated around key streets, public spaces and arrival points within the masterplan, including the central Green Spine and Wyndford Road. These buildings typically range from four to six storeys in height, providing active frontages, overlooking of public spaces and a clear street structure. Family housing is generally accommodated within terraced blocks located around the perimeter of the site and adjacent to landscaped areas, helping to create a transition between higher-density development, open space and the surrounding residential context.

The architectural language is contemporary but restrained, with a consistent palette of facing brick, pitched roof forms and integrated balcony treatments. Repetition of building types and materials creates visual cohesion across the development whilst retaining variation through building orientation, massing and landscape setting. Particular emphasis has been placed on overlooking and natural surveillance of streets, open spaces and pedestrian routes, contributing to the creation of safe and attractive public realm.

A key component of the design strategy is the centrally located 8 storey 'Block D' building, which incorporates a community hub at the ground floor, with residential flats above. This landmark building forms the civic focus of the development and has been designed to accommodate replacement

community facilities within a more prominent and accessible location overlooking the Green Spine. Its larger scale and more distinctive civic architectural treatment provide a visual focal point within the wider masterplan and reinforce its role as the primary community destination within the regenerated neighbourhood. The proposed community hub facility (approximately 900sqm gross floor area) is prominently and centrally located within the ground floor of Block D. This facility would be owned and run by Glasgow City Council, and is subject to finalised design of the internal layout. An indicative floor plan layout has been provided, which shows:

- Main entrance taken from the Green Spine
- Community gym, and double height main hall, with associated male and female changing areas.
- Café and kitchen.
- Meeting rooms, toilet facilities, staff rooms and offices.

Over the masterplan, the proposed architectural design varies between individual building types but is unified through a consistent palette of high-quality materials and detailing. Buildings are predominantly finished in red and buff-toned brickwork, complemented by anthracite-framed windows and doors, aluminium canopies, colour matched concrete cills at ground level, galvanised steel balcony detailing and black pitched roof finishes incorporating integrated photovoltaic panels. Variations in brick colour, balcony treatment and architectural detailing provide visual interest whilst maintaining a cohesive character across the development.

All flatted buildings incorporate integrated bin stores, secure cycle storage and plant rooms, located at ground floor level. Dwellinghouses are provided with private rear garden space and defined front garden or threshold areas. Car parking is accommodated either on-street or within shared, unallocated parking courts serving the wider Estate.

In summary, the proposal seeks to deliver a comprehensive residential-led regeneration of the Wyndford Estate through the provision of 401 affordable homes, a replacement community hub, a significant new landscape framework centred on the Green Spine, enhanced active travel connections and associated infrastructure. The development has been designed to provide a broader range of housing types and tenures, improve connectivity and legibility across the Estate, and create a distinctive and coherent neighbourhood structure integrated with the surrounding area.

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. A Screening Opinion – EIA Not Required – was issued by the Council (Ref. 25/02392/SCR) on 29th October 2025.

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 – describes the site, proposal and supporting reports.

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)

A Sunlight and Daylight Impact Report, Whole Life Carbon Report, Desk Study Report, Biodiversity Net Gain Report, Lighting Strategy, Statement of Community Benefit, Landscape Maintenance and Management, Transport Statement, Air Quality Assessment, Bat Tree Survey, Construction Environmental Management Plan, Ecological Impact Assessment, Statement on Energy, Habitat Regulation Appraisal, Planning Statement, Townscape and Visual Appraisal have been submitted in support of the application.

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

1. Compensation for the loss of the grass playing field is required under Policy 21 of NPF4 and CDP Policy SG6. The sum of £179,609 is to be secured by legal agreement to contribute towards new or improved facilities elsewhere in the local area.
2. Under CDP Policy SG6, contributions for the outdoor sport (£41,709.23) and allotment (£41,334.47) categories of SG6 to the total sum of £83,042.70 shall be secured by Section 75 legal agreement.
3. The requirement for ongoing public access to and maintenance of the landscaping and open spaces is recommended for inclusion as part of the S75 legal agreement.
4. Legal Agreement is required to secure a car club contribution to comply with NPF4 Policy 13 Sustainable Transport, and City Development Plan Policy 11 Sustainable Transport, in order to deliver appropriate sustainable travel options, and mitigate for a reduced car parking standard within the development. A financial contribution of £60,000 is required from the applicant to deliver car club vehicle provision of up to two vehicles within the development.

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. The proposed development has been screened

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 the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

National Planning Framework 4

- **Policy 1:** Tackling the climate crises and nature crises
- **Policy 2:** Climate mitigation and adaptation
- **Policy 3:** Biodiversity
- **Policy 6:** Forestry, woodland and trees
- **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:** Heat and cooling
- **Policy 20:** Blue and green infrastructure
- **Policy 21:** Play, recreation and sport
- **Policy 22:** Flood risk and water management

- **Policy 23:** Health and Safety
- **Policy 25:** Community wealth building
- **Policy 31:** Culture and creativity

City Development Plan Policies

- **CDP1 and SG1:** The Placemaking Principle
- **CDP2:** Sustainable Spatial Strategy and North Glasgow Strategic Development Framework (SDF)
- **CDP5 and SG5:** Resource Management
- **CDP6 and SG6:** Green Belt and Green Network
- **CDP7 and SG7:** Natural Environment
- **CDP8 and SG8:** Water Environment
- **CDP10 and SG10:** Meeting Housing Needs
- **CDP11 and SG11:** Sustainable Transport

Other Material Considerations

Design Guide for New Residential Areas (Adopted March 2013)

Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

Glasgow Sports Pitch Strategy 2025-35

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; and
- b) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the Development Plan comprises of National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan (CDP) which was adopted on 29th March 2017.

The CDP sets out high-level policies to guide the city's future development, supported by statutory Supplementary Guidance (SG) that provides further detail and clarification. The CDP is also driven by two overarching aims: to create a healthy, high-quality place and to promote a compact urban form that supports sustainable development. The Policy and Proposals Map identifies specific areas for development or protection, including locations for industry and business (CDP3: Economic Development), entertainment, shopping and commercial uses (CDP4: Network of Centres), housing land supply (CDP10: Meeting Housing Needs), and important green spaces for people and wildlife (CDP6: Green Belt and Green Network, and CDP7: Natural Environment).

Many of the CDP's policies remain compatible with the spatial principles of NPF4, which focus on transitioning to net zero, conserving and reusing existing assets, supporting local living, and encouraging compact urban growth; all aimed at creating sustainable, liveable, and productive places.

Assessment

NPF4 Policy 1 (Tackling the climate and nature crises) and **Policy 2** (Climate mitigation and adaptation) of NPF4 are applicable to all development proposals. When considering development proposals significant weight will be given to the global climate and nature crises. Development that minimises emissions and adapts to the current and future impacts of climate change is encouraged. **Policy CDP1**, the Council's Placemaking policy, aligns with the aims of these NPF4 policies and expects new development to contribute towards a better and healthier environment to live in and aspire towards the highest standards of sustainable design.

Comment: The proposed site layout takes a landscape-led approach, working with the existing site levels. Existing infrastructure e.g. the road network, is retained and will serve the new housing, thus reducing emissions in this respect. Green and blue infrastructure is well-integrated into the layout, to the benefit of climate and nature, as well as future residents. The proposal retains and enhances established tree groupings, planting and landscaping. The landscaping scheme demonstrates overall enhancement to biodiversity on site and as such, appropriately addresses the nature crises. SUDS including rain

gardens have been included within the layout in consideration of current and future impacts of climate change.

As the site is a brownfield site within an existing established urban residential area, the proposed location is considered to be sustainable in terms proximity and access to a range of existing amenities and facilities by active and sustainable means.

Furthermore, the proposal uses high quality durable materials and takes a design-led approach towards aspect and orientation, maximising daylight and sunlight and reducing energy use.

As such, the proposed development is considered to be designed in a way that minimises emissions and adapts to current and future impacts of climate change.

The proposal generally complies with Policies 1 and 2 of NPF4, as well as CDP1, in this respect.

NPF4 Policy 16 intends to encourage, promote and facilitate 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. Part b) states that development proposals of 50 homes or more should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;
- ii. providing or enhancing local infrastructure, facilities and services; and
- iii. improving the residential amenity of the surrounding area

Part c) states that 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.

Comment: The proposal is a social housing-led development within an established urban residential area, providing 100% affordable housing. The applicant has advised that 343 units will be for social rent and 58 units for mid-market rent. This development replaces the social housing previously occupying the site which was demolished in 2025.

The proposed development provides an uplift in the number of bedrooms from approximately 400 1-bedroom apartments and 200 bedsits previously within the tower blocks (now demolished), to 899 bedrooms across a range of 1, 2, 3 and 4-bedroom apartments and terraced houses.

The application represents a shift in demand towards larger and more family-sized housing in this location, addressing a gap in provision identified in the Glasgow Local Housing Strategy 2023-2028. The Housing Strategy outlines affordable housing supply targets and also places emphasis on increasing the supply of affordable homes with 3 or more bedrooms. The Annual Review Report from 2025 indicates a shortfall against the Housing Strategy's target. This proposal for 401 affordable homes contributes towards addressing this shortfall (136 3-bedroom units and 43 4-bedroom units).

The applicant has provided a Statement of Community Benefit which demonstrates the wider benefits of the proposed development which includes public realm improvements, backcourt improvement works and open space investment within the Estate. Part of the development is for a replacement community hub building which includes space for community events and activities, learning and meetings. The development also includes new public realm and multifunctional green space offering a key route through the site, active travel connections to the Kelvin Walkway, opportunities for play, rest and social interaction. Residential amenity will be enhanced for the proposed residents and wider existing community. The associated sports pitch planning application for the site (pending consideration) to the south of the Estate adjacent to the existing energy centre will include a new play area, MUGA, skate park and community growing facilities. Furthermore, the applicant has committed to community wealth building by offering apprenticeships for local young people, training and upskilling and work experience. They are also committed to investing directly in the local economy through spending on materials, contractors and community initiatives. There are demonstrable community benefits of the proposed development. This is also consistent with the intent of NPF4 Policy 25 (community wealth building).

The proposal complies with Policy 16 of NPF4.

NPF4 Policy 9 seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. Part a) states that development proposals that will result in the sustainable reuse of brownfield land will be supported. Part c) advises that where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Furthermore, policies **CDP1** and **CDP2** aim to:

- Utilise brownfield sites in preference to greenfield sites.

- Prioritise the remediation and reuse of vacant and derelict land.
- Contribute to the development of vibrant and accessible residential neighbourhoods.
- Support higher residential densities in sustainable locations.

Policy CDP2 (Sustainable Spatial Strategy) also identifies six areas within the City that require a Strategic Development Framework (SDF), in order to coordinate development activity over the short, medium and long term. The proposed development is within the North Glasgow SDF area. The SDF sets out a Vision for the area to become a healthy, high quality and sustainable place in which to live, work and visit. The SDF includes a series of spatial principles to guide development.

Comment: The proposed development is on a brownfield site which was previously in residential use. The site is within an established urban residential area with much of the required infrastructure to accommodate new residential development already in place. The site is within walking distance of Maryhill Local Town Centre and is well-served by public transport from Maryhill Road. A bus service also stops within the site on Wyndford Road. The proposed development is bound (south-west) by the Kelvin Walkway which is a key active travel route in the north-west of the city. As such, this is considered to be a sustainable location for residential development.

The proposed layout and mix is considered to be an efficient and sustainable reuse of the brownfield site. The scale and density of the proposed development is in keeping with the existing Wyndford Estate immediately neighbouring the site, and other residential development along the Kelvin corridor.

The Sustainable Spatial Strategy supports the reuse of vacant land and the delivery of housing in sustainable locations, such as the application site. The North Glasgow SDF supports housing associations' efforts to plan and deliver developments across the north of the city, including new housing, and to deliver the reuse of vacant sites.

The proposed development will sensitively reconnect the urban form of the Wyndford Estate, thereby according with SDF Principle PR8. The development includes heritage design cues which link the proposal back to the former Maryhill Barracks use from the 1870s-1960s, contributing to place identity (PR12). The proposed replacement community hub sited centrally within the Estate is welcomed and aligns with SDF Principle PR26's support for the expansion of social facility provision in the north of the city, as well as assisting in the creation of a 20-minute neighbourhood (PR14). Enhancement of the woodland cover along the Kelvin Walkway, and the addition of the Green Spine through the site, will strengthen the River Kelvin corridor for nature and also provide improved active travel connection. The proposed development is compliant with the principles of the North Glasgow SDF.

As the site is brownfield, the applicant has submitted a Desk Study and Site Investigation proposals with regards to potential contaminated land issues. These have been reviewed by the Council's Geotechnical and Land Remediation service, and conditions are recommended to ensure that any contamination is fully addressed prior to the proposed new use of the land.

The proposal aligns with the sustainable development aims set out in NPF4 Policy 9, as well as CDP1/SG1 and CDP2/SG2.

NPF4 Policy 14 requires that development proposals are designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported. The aspirations of Policy 14 are similar to those of **CDP1/SG1** of the CDP, and are carried through into Glasgow City Council's Residential Design Guide.

Comment: The proposed development is compliant with the ambitions of Policy 14. It will significantly improve the quality of the area for the proposed residents as well as the wider community. The proposed housing will be constructed using high quality materials and will be of a modern and efficient standard; to meet the current identified housing needs in the area. The proposed public realm and integrated open spaces will enhance the overall experience and enjoyment of the site within this urban location.

A Daylight and Sunlight Impact Assessment has been carried out to support the proposals and to ensure that the design of the development provides a high standard of residential amenity to the future residents. This demonstrates that impact to the existing buildings, in terms of daylight received, is very minimal, and the proposed development performs well in terms of daylight received by habitable rooms (93.2% will achieve good levels of daylight). Furthermore, sunlight to garden space and external private amenity space has been considered and the results demonstrate that the development achieves good sunlight across the site. 2 areas don't meet the standard as these are north facing, thus impacted by orientation. For example, the external amenity space to the rear of Block D is north-facing because the Green Spine public realm area to the south of the building has been prioritised in this design. As such, the Planning Authority is satisfied that alternative external amenity space that achieves sufficient sunlight is available to residents within the wider Estate, and any shortfalls in terms of daylight and amenity have been mitigated as far as possible by addition of more windows, larger windows, Julietts and balconies.

Privacy implications of the proposed development have been assessed and mitigated by the applicant in consideration of the Residential Design Guide. For example, in ensuring sufficient distance between directly opposing windows of habitable rooms, and through the provision of planting and privacy buffers where habitable room windows are adjacent to public areas at ground floor level.

Overall, the proposed development satisfies the six qualities of successful places:

Healthy – The redevelopment of the brownfield site will improve the attractiveness and safety of the Estate. The development has been designed with Secured by Design principles, promoting natural/passive surveillance and visibility throughout and with clearly defined boundaries between public, semi-public and private spaces. Secure bike storage in every flatted block promotes the improvement of physical health, and the high quality mix of open space for enjoyment promotes the improvement of mental health.

Pleasant – Both the natural and built environment are enhanced through the proposed development.

Connected – The proposed development has a reduced car parking provision and instead prioritises pedestrian/active travel movement through the site to connect with the wider network.

Distinctive – Local identity is reinforced through the inclusion of a heritage trail, entrance artwork by 'Make it Glasgow' and the overall built form which takes cues from the historic Wyndford Barracks buildings. The existing stone perimeter wall around the Wyndford Estate, from the former barracks use, is proposed to be retained. The proposal is also consistent with the aims of NPF4 Policy 31 – culture and creativity – in this respect.

Sustainable – The development proposes to connect to the existing energy centre to the south of the site, thus utilising existing infrastructure. The proposed landscaping is biodiverse and contributes to climate resilience through the inclusion of rain gardens and swales.

Adaptable – The proposed development is flexible, providing a more sustainable mix of house types and sizes to suit a wider range of people. The landscaping scheme provides a multitude of benefits and serves multiple purposes e.g. for biodiversity, relaxation, exercise, drainage, and play.

Condition 9 for the final detailed roof design for Blocks N1, M1, and Q1, has been recommended to allow further design refinement of these important blocks which front onto Wyndford Road. This is to ensure that the optimal solution is found which provides both the best design visually, and also is effective in providing the necessary privacy buffers at ground floor level, whilst not compromising any external amenity areas.

As such, the proposal aligns with NPF4 Policy 14 in terms of design, quality and place.

Policy CDP5/SG5 (Resource Management) of the City Development Plan addresses energy and waste requirements for new development. NPF4 offers the more updated policy position in terms of energy. **NPF4 Policy 2** considers the lifecycle emissions of the development – development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. **NPF4 Policy 19** intends to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and to ensure adaptation to more extreme temperatures. Part a) requires that development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network. Part f) also states that development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials. **NPF4 Policy 12** states that development proposals shall seek to reduce, reuse, or recycle materials in line with the waste hierarchy.

Comment: The applicant has conducted a Whole Life Carbon Assessment in support of the planning application. This considers the upfront and whole life embodied carbon of the proposed development. Upfront embodied carbon varies throughout the development, and this is mainly driven by the structure of the blocks. Some blocks have a Light Gauge Steel Frame with concrete slabs, and others use Closed Panel Timber systems. The steel frames have a higher embodied carbon. The Assessment identifies carbon mitigation measures to reduce the upfront embodied carbon within the development.

The Energy Statement outlines the proposed heat and energy strategy for the development. The development takes a fabric first approach to ensure that the design is thermally efficient, thus reducing energy demand. It is intended that the development will connect to the existing Wyndford District Heat System, which uses Combined Heat & Power (CHP) and gas boilers and is located within the Estate at Kilmaier Place. This CHP energy centre is connected to the district heat network and currently provides hot water and heating to homes within the Wyndford Estate. Although this proposal would initially be reliant on fossil fuels, it would be easier to convert to renewable sources in the future, therefore this option is preferred over alternative proposals with higher embodied carbon as it will utilise the existing infrastructure. This infrastructure may be extended/enhanced in the future to accommodate the proposed development and reduce reliance on fossil fuel. Carbon emissions are proposed to be reduced

further by the inclusion of Low and Zero Carbon Generating Technology (LZCGT) such as photovoltaic panels and heat recovery. This proposal is consistent with NPF4 Policy 19 which prioritises the connection of new buildings to existing heat networks where possible. The Planning Authority is satisfied that the proposal uses high-quality materials and takes a design-led approach towards aspect and orientation, maximising daylight and sunlight and reducing energy use. A condition is recommended for the provision of final details of LZCGT to be included in the development prior to installation on site.

In respect of Policy 12, as part of the wider regeneration programme material as a result of demolition from the tower blocks has been retained and processed on-site to be reused within the proposed development as engineered fill, sub-base for new streets and footpaths, and landscape formation layers. The proposed buildings will be largely stepped within the site's natural contours to minimise major earthworks, which directly reduces the generation of excavated waste.

As such, the proposed development complies with NPF4 Policies 2, 12, 14, and 19, and CDP5/SG5 in this respect.

CDP7/SG7 identifies part of the development site as part of the city-wide River Kelvin Site of Importance for Nature Conservation (SINC). There is a presumption against development which would have an adverse effect, directly, indirectly or cumulatively, on a SINC. Furthermore, the grass sports area/playing field within the development site boundary, adjacent to where the tower blocks were formerly located, is a protected open space (**PAN65/ SG6**). **NPF4 Policy 21** provides guidance for development which affects play, recreation and sport facilities. **CDP6/SG6** of the City Development Plan seeks to ensure that new residential development meets the open space standards in terms of quantity, accessibility and quality. **Policy CDP6/SG6** and **CDP1/SG1** also require that private amenity space is provided for residents within the development site.

Comment: Part of the lower area of the proposed development encroaches upon the boundary of the SINC where it meets the River Kelvin corridor. The proposed mews and terraced dwellings in this location are primarily contained within the existing grassed area which was included within the SINC boundary to act as a buffer, rather than because of any intrinsic nature value. In consultation with the Council's Biodiversity service, the Planning Authority is satisfied that the proposed development and its relationship to the SINC is acceptable. The development will improve and enhance the quality of the woodland cover and SINC in this location.

The proposed development would result in the loss of the grass playing field to the south-west of the site which is protected open space. The pitch was last observed as being overgrown and was not known to play an active role in meeting demand for football within the city. It is also recognised that the social and economic benefits of the full development, with the delivery of new housing and high quality landscaping/informal play areas, greatly outweigh the value of the existing grass playing field. The recently approved Sports Pitch Strategy for Glasgow states that for sports where there is no clear surplus of provision (all sports except lawn bowls), the supply of inactive pitches can offer opportunities for redevelopment for another land use purpose on the proviso that investment is delivered into compensatory pitch capacity and/or quality at strategic locations elsewhere within the same area of the city. Glasgow Life and SportScotland advise that compensation should be provided for the loss of the grass pitch, in line with Glasgow's Sports Pitch Strategy, NPF4 Policy 21 and CDP6/SG6. It is recommended that this is secured by legal agreement.

The proposed development includes the delivery of enhanced community open space through the central Green Spine public realm and amenity area which connects the upper and lower levels of the site, integrating the existing and proposed residential community with the River Kelvin Green Corridor. The open space proposals have been assessed against the 7 quality categories (size, configuration, surveillance, accessibility, aspect, place quality and use). The development provides for informal sport/recreation, children's play, relaxation, biodiversity and water management. The requirement for ongoing public access to and maintenance of the landscaping and open space is recommended for inclusion as part of the S75 legal agreement. Due to the compact nature of the site, there is not sufficient space to accommodate community growing/allotments or outdoor sports and so it is recommended that a contribution is secured by legal agreement to provide for this elsewhere within the local area.

Every house has its own private garden space, and each flatted block has its own residents' external amenity space which provides space for clothes drying, among other functions. The Daylight and Sunlight Assessment demonstrates that the level of sunlight received by each of these spaces is acceptable.

Overall, subject to the recommended conditions and conclusion of the legal agreement, the proposed development complies with NPF4 Policy 21, CDP7/SG7, CDP6/SG6 and CDP1/SG1.

Policy 3 (Biodiversity) requires that development proposals contribute to the enhancement of biodiversity. Part b) states that proposals for major development will only be supported where it is demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. **Policy 6** (Forestry, woodland and trees), seeks to protect native woodlands, hedgerows and individual trees of high biodiversity value. It states that development proposals that enhance, expand and improve woodland and tree cover will be supported. **CDP7/SG7** of the CDP echoes NPF4 policy. SG7 states that there will be a presumption in favour of retaining all healthy and structurally sound trees, woodland and hedgerows on development sites, including those that form a part of a wider green network.

Comment: A 'Statutory Biodiversity Metric' has been used by the applicant to demonstrate that the proposal contributes to the enhancement of biodiversity on site. The existing site comprises of 6 different habitats (grassland, scrub and woodland). No irreplaceable or high distinctiveness habitats are present on site. The Report demonstrates a 72.73% net gain in biodiversity on site with measures including planting of native trees, fruit trees, meadow grass seeding, amenity grass seeding, hedge planting, bulb planting and species enhancements, groundcover planting and inclusion of rain gardens/swales. Existing trees will be largely retained and protected. Bat and bird boxes are proposed to be included, and a condition is recommended to ensure that colour matched Swift bricks are included throughout the scheme.

10 small tree groupings plus 13 individual trees are proposed to be removed to facilitate the development. Much of the proposed tree removal is along the Kelvin Walkway edge of the site and is due to Ash dieback. A group of trees on the slope between the upper and lower plinths is proposed to be removed to facilitate the stepped/ramped Green Spine connection through the site. However, the proposed development includes substantial tree planting throughout, providing an overall enhancement in this respect. Specimen Scots Pine trees are proposed at intervals along the Green Spine. Other species such as Field Maple, Black Alder, Silver Birch, Aspen, Willow and Rowan are proposed throughout the site to provide softer edges to the green spaces. Formal trees are proposed in areas of hardstanding and to break up the car parking. The total number of trees to be planted on site is around 1400, with the majority proposed to reinforce and extend the existing woodland areas (species including: Alder, Birch, Hazel, Hawthorn, Aspen, Blackthorn, White Willow, Elder, Rowan, Oak, Wild Cherry). In addition to this, Beech, Privet and biodiverse mixed native species hedgerows provide boundary treatment and privacy buffers throughout the development. Overall, the proposed planting and reinforcement of the woodland buffer with new planting throughout the site is welcome. The proposal includes a good mix of species and is much more intricate than existing, therefore providing a more diverse and enhanced landscape.

The proposed development complies with NPF4 policies 3, 6 and CDP7/SG7.

NPF4 Policy 20 (Blue and green infrastructure) seeks to protect and enhance blue and green infrastructure and their networks. Blue and green infrastructure should be designed to deliver multiple functions including climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management. Communities should benefit from accessible, high quality blue, green and civic spaces.

Comment: The proposed development seeks to deliver fully in respect of Policy 20, particularly through the implementation of the Green Spine civic space which incorporates multi-functional blue and green infrastructure (rain gardens, swales, tree/shrub/bulb planting, hedging, soft landscaping).

The proposed development complies with NPF4 Policy 20.

NPF4 Policy 15 seeks to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options. **NPF4 Policy 13** seeks to encourage, promote and facilitate development that prioritises walking, wheeling, cycling and public transport for everyday travel, reducing the need to travel unsustainably. **SG11 of the CDP** advises that the basic minimum standard for car parking provision is:

- 1 allocated (unallocated if on-street) space per dwelling unit for residents; and
- an additional 0.25 unallocated spaces per dwelling unit for visitors.

1 cycle space per unit should also be provided, unless a dedicated garage, or other storage facility/option of sufficient size is provided. Visitor parking should be provided at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking provision is provided communally.

Comment: The site is considered to be in a sustainable urban location which benefits from the existing infrastructure and proximity to the Maryhill Town Centre which offers a wealth of amenities, and public transport connections. The proposed development contributes towards local living by providing affordable housing, a community hub facility, enhanced public realm and landscaping, and

pedestrian/cycle connections to help integrate the new residential development with the existing Estate, wider community and public transport/active travel network.

As an existing housing estate, the development has well established walking routes which are being upgraded, including the link up to the bus stops on Maryhill Road. The upgrade of the path links to the Kelvin Walkway is welcomed and will help facilitate cycle commuting to the City Centre and West End.

Most of the site is in an area of 'below base' public transport accessibility, however, multiple bus services are available on Maryhill Road that are just over 600m from the centre of the development site. The upgrade of the footpath link to Maryhill Road, as part of the wider regeneration of the estate, will assist future residents in accessing these stops. An SPT supported hourly bus service operates along Wyndford Road between Maryhill and Knightswood that provides a local connection for those residents less able to walk the distance to Maryhill Road. Due to proximity to Maryhill Road, the Planning Authority is satisfied that there is adequate public transport provision and no need for mitigation in this respect.

There are appropriate traffic calming measures proposed within the site. To connect the upper and lower development areas, and the Kelvin Walkway and Maryhill Road; an active travel spine route is proposed with a crossing on Wyndford Road and ramped footpaths. This solution is acceptable.

Immediately around and within the site, the needs of users with protected characteristics can be addressed. Outside the red-line boundary, it would be beneficial for future residents (especially those in the older age groups and less mobile), if an enhanced pedestrian crossing point could be formed on the relatively wide Kelvindale Road in the vicinity of the Glenfinnan Road junction. This would make the crossing easier for existing and proposed new residents between the Wyndford Estate and Maryhill Health Centre by shortening the crossing distance, and would also improve the connection to other community facilities such as the Burgh Halls and beyond. A condition is recommended to allow the design team to provide details of the preferred option for enhancing this crossing point, for the approval of the Planning Authority.

Secure cycle storage is provided within the ground floor level of each flatted building within the development site. Visitor cycle parking (25% provision/88 spaces) could be provided on-street within Sheffield stands near to close entrances. For the mews/townhouses, secure cycle lockers should be provided in the rear gardens. A detailed plan showing the cycle provision across the site is recommended prior to the commencement of works.

There are approximately 201 largely on-street car parking spaces indicated within the development boundary, all of which will be proposed to be within the adopted road. It is noted that for the flats there is a notional car parking provision of 33%, and 100% for the houses. At an overall level of 45%, this is above the car availability identified in the 2022 Census for the data-zones within the Wyndford Estate at around 35%. There are 21 accessible spaces for 43 wheelchair compatible flats (48% provision) and these will be located close to accessible homes across the site.

Parking provision has also been designed with space to accommodate electric vehicle charging infrastructure. Details of the provision of passive electric vehicle parking provision shall be provided, as specified in the recommended condition. EV provision is generally only suited to off-road car parking courts or in spaces behind the footway.

The majority of these spaces are on-street and therefore cannot be allocated to specific properties, and would also be available for use by residents within the wider Estate. A condition is recommended for provision of a parking strategy showing the allocated and non-allocated parking spaces and details of the method of identification of these spaces on site.

The proposal for car-club provision for residents is welcomed, and is deemed a requirement to mitigate for the restricted parking provision within the site. A suitable location for 2 spaces on Wyndford Road will be identified and secured through the TRO for parking controls. The applicant's commitment to the car club provision within the site will be secured through legal agreement.

The proposal complies with NPF4 policy 13, policy 15 and CDP11/SG11.

NPF4 Policy 22 seeks to strengthen flood resilience to flood risk by promoting avoidance as a first principle and reducing vulnerability of existing and future development to flooding. **CDP8/SG8** and the Council's Developer Guidance provide detail on how the Council will address flooding and development impact through the planning process.

Comment: A Flood Risk Assessment and Drainage Strategy has been provided in support of the proposed development. This concludes that the development is not at an unacceptable risk of flooding, it will not increase the risk of flooding elsewhere, and can be drained in a sustainable manner. SuDS have been integrated throughout the masterplan in the form of permeable surfaces, rain gardens and swales which also provide landscape and biodiversity value. The development is currently proposed to drain via an outfall to the River Kelvin which will be the subject of a separate planning application (due to be submitted to the Planning Authority imminently). The Council's Flood Risk Management team is satisfied with the drainage proposals, subject to recommended conditions for the final detailed design, which would include the proposed outflow connection and its implementation.

The proposal is considered to comply with NPF4 Policy 22 and CDP 8.

The intention of **NPF4 Policy 23** is to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing. This policy includes consideration of air quality and noise impacts.

Comment: The proposed development is not of a scale or nature which is likely to adversely affect residential amenity in terms of noise or air quality. The proposal is residential, on a site previously in residential use, and is generally consistent with much of the local area. The proposal to reuse a vacant brownfield site may also be considered to have health and wellbeing benefits for the local community in this respect. The applicant submitted an Air Quality Assessment as part of the planning application. This assesses both the likely construction (construction dust and traffic and plant emissions) and operational impacts (including exposure of future users to air pollution) of the proposed development in terms of air quality. Mitigation measures are proposed to reduce the risk of dust and particulate matter being generated and resuspended, however, with implementation of the recommended measures no significant impacts are anticipated during the construction phase in terms of the dust nuisance and human health. Mitigation includes the provision of a dust management plan as part of a broader Construction Environmental Management Plan (CEMP). No significant impacts are expected during the operational phase and therefore no specific mitigation is required in relation to the air quality for the operational phase. The report concludes that the future users of the proposed development are unlikely to be exposed to poor ambient air quality, and with the proposed construction mitigation measures, the proposal is acceptable.

A condition is recommended for a finalised Construction Environmental Management Plan (CEMP) to be provided prior to development commencing on site. This will include details of the measures for the control of noise, dust and vibration during construction, areas for the delivery and storage of equipment and materials, and the management of site traffic in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic.

The proposal is compliant with policy 23 of NPF4.

In terms of issue (a), therefore, the proposal is considered to accord with the Development Plan, having regard to all relevant policies as addressed above.

In respect of (b), with regards to the material considerations, the statutory consultees have not raised any objections. The representations are summarised below with appropriate comment.

Representations Responses

The comments received in objection to the proposed development are responded to below:

- The proposal does not include a legally binding commitment to ensure 85% of the proposed homes are for social rent in perpetuity.

Comment: 100% of the new units would be affordable housing, and there are no local or national planning policies which distinguish between different types of affordable housing (e.g. social rent and mid-market rent). Therefore, the proposed tenure of the affordable housing is outwith the control of the Planning Authority. The applicant is a Registered Social Landlord and so it is within their remit to deliver social housing, and they have made a commitment to the stated ratio of social housing and mid-market rent within the development.

The Council's Housing service is responsible for the 5-year Strategic Housing Investment Plan (SHIP) which is a local delivery plan to target affordable housing investment and guide Scottish Government funding. The Housing service control the grant funding for affordable housing development in accordance with the SHIP, and as such, will formalise this commitment to 85% Social Rent. An RSL is not able to change the tenure of a grant-funded development without Housing approval. Housing has an overall target of 80% Social Rent and so it is unlikely that any deviation from the proposed tenure would be accepted.

- Net loss of housing in a housing emergency. Net loss of social housing. The proposal replaces approximately 600 social housing units (the demolished towers) with 400 units. Under NPF4 policy 16 insufficient regard has been given to the city's housing needs. Housing crises should be solved through re-use of existing buildings. Existing community will be priced-out with introduction of mid-market rent units into a historically social housing estate. £13 million allocated for "environmental improvements" including bike racks and play parks cannot compensate for the net loss of homes.

Comment: The proposed development provides 100% affordable housing which comprises of 343 units for social rent and 58 units for mid-market rent. There is a reduction in the overall number of units compared to the previous tower blocks (now demolished). The tower blocks previously accommodated 400 1-bedroom apartments and 200 bedsits. Despite the net loss in the number of units, the proposed development provides a significant uplift in the number of bedrooms, from 600 to 899. The proposed mix and range in size of units (1, 2, 3 and 4-bedroom) including flats, duplexes and terraced houses represents a shift in demand towards larger and more family-sized housing in this location. There is a demonstrated need for more housing of a larger size in this location that could not be resolved on this site through the re-use of existing buildings. Therefore, the proposed development is anticipated to better meet the city's housing needs.

- The proposal does not include a like for like replacement of the Maryhill Hub.

Comment: An indicative layout for the proposed replacement Maryhill Hub has been included as part of the planning application. It is anticipated that the internal fit out will be delivered by Glasgow City Council and that the range of activities and community facilities provided in the former Hub building will be accommodated within the new space. A suitable condition has been attached requiring finalised details of the internal layout and functions prior to this aspect of the development being implemented.

- The developer has not sufficiently proven that a "knock-down and rebuild" is the lowest-carbon option over the building's lifetime. The embodied carbon lost in demolition and the carbon cost of new construction are far higher than a high-quality refurbishment of the existing structures. The climate and nature crises have not been considered e.g. through demolition of buildings, use of new materials.

Comment: This planning application is solely for the erection of residential development on the now vacant site. The principle of demolition is not under consideration as part of this application. However, the application has been assessed against NPF4 Policies 1 and 2 and is supported by a Whole Life Carbon Assessment.

- The provision of larger family homes will change the local demographic and increase the pressure on local facilities and public transport.

Comment: The proposed development is in a sustainable location, within walking distance of Maryhill Local Town Centre, and with access to public transport. The increased population as a result of the development will help support local facilities, shops, services and public transport.

- No details have been provided on the promised improvements to the existing Wyndford Estate. E.g. replacement playpark for children, MUGA playing field for sports, and seating areas for parents and community members, all of which were lost in the demolition.

Comment: A series of improvements are in progress for the existing Wyndford Estate outwith the scope of this planning application. A new play park was recently installed on Latherton Drive adjacent to the nursery. A new MUGA is proposed as part of a separate planning application at the blaes pitch adjacent to the energy centre south of Wyndford Road/Southmuir Place. Backcourt and public realm improvements, including new steps towards the health centre on Kelvindale Road, have recently been granted planning consent. The proposed development includes new public realm and landscaping, seating for relaxation and informal play areas.

- Pollution associated with demolition. Towers could have been retrofitted. Displacement and disruption to existing tenants.

Comment: Matters to do with demolition are not a consideration for this planning application for the erection for residential development on a vacant site.

- Inadequate public consultation. The "tenant-led" Wyndford Futures Focus Group, does not represent the whole community.

Comment: The applicant's Pre-Application Consultation Report (February 2026) outlines the consultation events/activity that took place prior to the submission of the planning application. The 2 public consultation events held in April and May 2025 and were open for anyone to attend. Other means were provided for those unable to attend either event to submit queries and provide feedback on the proposals e.g. by a project specific website and email address.

- Breach of the Planning Act, on scale, massing, height and use of inappropriate materials. The

short lifecycle of the materials proposed.

Comment: Thorough analysis of the contextual built environment has been undertaken by the architect to inform the overall design. The scale, massing and building heights are found to be appropriate to this location. The proposed material palette is contemporary and of a high quality, selected for robustness and longevity, as well as aesthetic qualities. The materials and colours will complement the existing local architecture.

- The low-rise footprint consumes existing green space and reduces the quality of the public realm compared to the towers, this is a valid ground under City Development Plan Policy CDP 6 (Green Belt and Open Space).

Comment: Although public/green space is reduced with the proposed development, the new public realm/landscaping/open space will be much improved in terms of overall quality and enjoyment.

Conclusion

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and representations have been considered; however, these do not outweigh the proposal's accordance with the Development Plan. Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions, and the successful conclusion of a S75 agreement.

Approved Drawings

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

Site Plans

Date	Drawing Reference	Description
20 Feb 2026	240334-ECD-XX-00-DR-A-05000	Location Plan
23 Feb 2026	240334-ECD-XX-00-DR-A-05000	Location Plan as Existing
23 Feb 2026	240334-ECD-XX-00-DR-A-05001	Site Plan as Existing
23 Feb 2026	240334-ECD-XX-00-DR-A-05002	Demolition Site Plan
23 Feb 2026	240334-ECD-XX-00-DR-A-05101	Proposed Site Plan Fire Fighting Strategy
05 May 2026	N/A	Community Hub Layout (Indicative)
05 May 2026	240334-ECD-XX-XX-SK-A-SK0001	Proposed Site Sections
27 Jul 2026	2417-RFL-XX-XX-DR-L-000009	Revised Boundary Layout
27 Jul 2026	2417-RFL-XX-XX-DR-L-000001	Site Plan
28 Jul 2026	05100 P02	Proposed Site Plan / Roof Plan

Landscaping

Date	Drawing Reference	Description
23 Feb 2026		Landscape Maintenance and Management Schedule
27 Jul 2026	2417-RFL-XX-XX-DR-L-000002	Tree Planting
27 Jul 2026	2417-RFL-XX-XX-DR-L-000003	Soft Landscape Layout
27 Jul 2026	2417-RFL-XX-XX-DR-L-000004	Tree Removal Plan
27 Jul 2026	2417-RFL-XX-XX-DR-L-000005	Tree Retention and Protection Plan
27 Jul 2026	2417-RFL-XX-XX-DR-L-000010	Site Sections Part 1
27 Jul 2026	2417-RFL-XX-XX-DR-L-000011	Site Sections - Sheet 2 of 2

Flat Layouts

Date	Drawing Reference	Description
21 Jul 2026	240334-ECD-D3-XX-DR-A-05100 P02	Revised 4B8P Duplex Layout
21 Jul 2026	240334-ECD-F07-XX-DR-A-05100 P.02	Revised 1B2P Flat Layout
21 Jul 2026	240334-ECD-F28-XX-DR-A-05100 P02	Revised 2B4P Flat Layout

Block A

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-A0-00-DR-A-05100 P02	Revised Block A Ground Floor Plan
16 Jul 2026	240334-ECD-A0-02-DR-A-05102 P02	Revised Block A Second-Fifth Floor Plan
16 Jul 2026	240334-ECD-A0-RF-DR-A-05110 P02	Revised Block A Roof Plan
16 Jul 2026	240334-ECD-A0-XX-DR-A-05200 P03	Revised Block A Section A-A
16 Jul 2026	240334-ECD-A0-XX-DR-A-05201 P03	Revised Block A Section B-B
16 Jul 2026	240334-ECD-A0-XX-DR-A-05300 P03	Revised Block A Elevation A-A
16 Jul 2026	240334-ECD-A0-XX-DR-A-05301 P03	Revised Block A Elevation B-B
16 Jul 2026	240334-ECD-A0-XX-DR-A-05302 P03	Revised Block A Elevation C-C
16 Jul 2026	240334-ECD-A0-XX-DR-A-05303 P03	Revised Block A Elevation D-D
16 Jul 2026	240334-ECD-A0-XX-DR-A-05303 P02	Revised Block A First Floor Plan

Block B

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-B0-00-DR-A-05100 P02	Revised Block B Ground Floor Plan
16 Jul 2026	240334-ECD-B0-01-DR-A-05101 P02	Revised Block B First Floor Plan
16 Jul 2026	240334-ECD-B0-02-DR-A-05102 P02	Revised Block B Second-Third Floor Plan
16 Jul 2026	240334-ECD-B0-RF-DR-A-05110 P02	Revised Block B Roof Plan
16 Jul 2026	240334-ECD-B0-XX-DR-A-05200 P03	Revised Block B Section A-A and B-B
16 Jul 2026	240334-ECD-B0-XX-DR-A-05300 P03	Revised Block B Elevation A-A
16 Jul 2026	240334-ECD-B0-XX-DR-A-05301 P03	Revised Block B Elevation B-B
16 Jul 2026	240334-ECD-B0-XX-DR-A-05302 P03	Revised Block B Elevation C-C
16 Jul 2026	240334-ECD-B0-XX-DR-A-05303 P03	Revised Block B Elevation D-D

Block B1

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-B1-00-DR-A-05100 P02	Revised Block B1 Ground Floor Plan
16 Jul 2026	240334-ECD-B1-01-DR-A-05101 P02	Revised Block B1 First Floor Plan
16 Jul 2026	240334-ECD-B1-RF-DR-A-05110 P02	Revised Block B1 Roof Plan
16 Jul 2026	240334-ECD-B1-RF-DR-A-05102 P02	Revised Block B1 Second to Third Floor Plan
16 Jul 2026	240334-ECD-B1-XX-DR-A-05200 P03	Revised Block B1 Section A-A and B-B
16 Jul 2026	240334-ECD-B1-XX-DR-A-05300 P03	Revised Block B1 Elevation A-A
16 Jul 2026	240334-ECD-B1-XX-DR-A-05301 P03	Revised Block B1 Elevation B-B
16 Jul 2026	240334-ECD-B1-XX-DR-A-05302 P03	Revised Block B1 Elevation C-C
16 Jul 2026	240334-ECD-B1-XX-DR-A-05303 P03	Revised Block B1 Elevation D-D

Block C

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-C0-00-DR-A-05100 P02	Revised Block C Ground Floor Plan
16 Jul 2026	240334-ECD-C0-01-DR-A-05101 P02	Revised Block C First Floor Plan
16 Jul 2026	240334-ECD-C0-02-DR-A-05102 P02	Revised Block C Second-Fifth Floor Plan

16 Jul 2026	240334-ECD-C0-RF-DR-A-05110 P02	Revised Block C Roof Plan
16 Jul 2026	240334-ECD-C0-XX-DR-A-05200 P03	Revised Block C Section AA and BB
16 Jul 2026	240334-ECD-C0-XX-DR-A-05300 P03	Revised Block C Elevation A-A
16 Jul 2026	240334-ECD-C0-XX-DR-A-05301 P03	Revised Block C Elevation B-B
16 Jul 2026	240334-ECD-C0-XX-DR-A-05302 P03	Revised Block C Elevation C-C
16 Jul 2026	240334-ECD-C0-XX-DR-A-05303 P03	Revised Block C Elevation D-D

Block D

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-D0-00-DR-A-05100 P02	Revised Block D Ground Floor Plan
16 Jul 2026	240334-ECD-D0-02-DR-A-05102 P02	Revised Block D Second Floor Plan
16 Jul 2026	240334-ECD-D0-03-DR-A-05103 P02	Revised Block D Third Floor Plan
16 Jul 2026	240334-ECD-D0-04-DR-A-05104 P02	Revised Block D Fourth Floor Plan
16 Jul 2026	240334-ECD-D0-05-DR-A-05105 P02	Revised Block D Fifth Floor Plan
16 Jul 2026	240334-ECD-D0-06-DR-A-05106 P02	Revised Block D Sixth Floor Plan
16 Jul 2026	240334-ECD-D0-07-DR-A-05107 P01	Revised Block D Seventh Floor Plan
16 Jul 2026	240334-ECD-D0-RF-DR-A-05110 P02	Revised Block D Roof Plan
16 Jul 2026	240334-ECD-D0-XX-DR-A-05200 P02	Revised Block D Section A-A
16 Jul 2026	240334-ECD-D0-XX-DR-A-05201 P02	Revised Block D Section B-B
16 Jul 2026	240334-ECD-D0-XX-DR-A-05300 P02	Revised Block D Elevation A-A
16 Jul 2026	240334-ECD-D0-XX-DR-A-05301 P02	Revised Block D Elevation B-B
16 Jul 2026	240334-ECD-D0-XX-DR-A-05302 P02	Revised Block D Elevation C-C
16 Jul 2026	240334-ECD-D0-XX-DR-A-05303 P02	Revised Block D Elevation D-D
16 Jul 2026	240334-ECD-D0-XX-DR-A-05304 P02	Revised Block D Elevation E-E

Block E

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-E0-00-DR-A-05100 P02	Revised Block E Ground Floor Plan
16 Jul 2026	240334-ECD-E0-01-DR-A-05101 P02	Revised Block E First Floor Plan
16 Jul 2026	240334-ECD-E0-02-DR-A-05102 P02	Revised Block E Second to Fifth Floor Plan
16 Jul 2026	240334-ECD-E0-RF-DR-A-05110 P02	Revised Block E Roof Plan
16 Jul 2026	240334-ECD-E0-XX-DR-A-05200 P03	Revised Block E Section A-A
16 Jul 2026	240334-ECD-E0-XX-DR-A-05201 P03	Revised Block E Section B-B
16 Jul 2026	240334-ECD-E0-XX-DR-A-05300 P03	Revised Block E Elevation A-A
16 Jul 2026	240334-ECD-E0-XX-DR-A-05301 P03	Revised Block E Elevation B-B
16 Jul 2026	240334-ECD-E0-XX-DR-A-05302 P03	Revised Block E Elevation C-C
16 Jul 2026	240334-ECD-E0-XX-DR-A-05303 P03	Revised Block E Elevation D-D

Block E

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-E0-00-DR-A-05100 P02	Revised Block E Ground Floor Plan
16 Jul 2026	240334-ECD-E0-01-DR-A-05101 P02	Revised Block E First Floor Plan
16 Jul 2026	240334-ECD-E0-02-DR-A-05102 P02	Revised Block E Second to Fifth Floor Plan*
16 Jul 2026	240334-ECD-E0-RF-DR-A-05110 P02	Revised Block E Roof Plan
16 Jul 2026	240334-ECD-E0-XX-DR-A-05200 P03	Revised Block E Section A-A
16 Jul 2026	240334-ECD-E0-XX-DR-A-05201 P03	Revised Block E Section B-B
16 Jul 2026	240334-ECD-E0-XX-DR-A-05300 P03	Revised Block E Elevation A-A
16 Jul 2026	240334-ECD-E0-XX-DR-A-05301 P03	Revised Block E Elevation B-B
16 Jul 2026	240334-ECD-E0-XX-DR-A-05302 P03	Revised Block E Elevation C-C

16 Jul 2026	240334-ECD-E0-XX-DR-A-05303 P03	Revised Block E Elevation D-D
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Block F and I

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-F0-00-DR-A-0510 P02*	Revised Block F Ground Floor Plan
16 Jul 2026	240334-ECD-F0-01-DR-A-05101 P02	Revised Block F First Floor Plan
16 Jul 2026	240334-ECD-F0-02-DR-A-05102 P03	Revised Block F Second to Fifth Floor Plan*
16 Jul 2026	240334-ECD-F0-RF-DR-A-05110 P02	Revised Block F Roof Plan
16 Jul 2026	240334-ECD-F0-XX-DR-A-05200 P03	Revised Block F Section A-A
16 Jul 2026	240334-ECD-F0-XX-DR-A-05201 P03	Revised Block F Section B-B
16 Jul 2026	240334-ECD-F0-XX-DR-A-05300 P03	Revised Block F Elevation A-A
16 Jul 2026	240334-ECD-F0-XX-DR-A-05301 P03	Revised Block F Elevation B-B
16 Jul 2026	240334-ECD-F0-XX-DR-A-05302 P03	Revised Block F Elevation C-C
16 Jul 2026	240334-ECD-F0-XX-DR-A-05303 P03	Revised Block F Elevation D-D

Block G and H

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-G0-00-DR-A-05100 P02	Revised Block G Ground Floor Plan
16 Jul 2026	240334-ECD-G0-01-DR-A-05101 P02	Revised Block G First Floor Plan
16 Jul 2026	240334-ECD-G0-02-DR-A-05102 P02	Revised Block G Second and Third Floor Plan*
16 Jul 2026	240334-ECD-G0-RF-DR-A-05110 P02	Revised Block G Roof Plan
16 Jul 2026	240334-ECD-G0-XX-DR-A-05200 P03	Revised Block G Section A-A and B-B
16 Jul 2026	240334-ECD-G0-XX-DR-A-05300 P04	Revised Block G Elevation A-A
16 Jul 2026	240334-ECD-G0-XX-DR-A-05301 P03	Revised Block G Elevation B-B
16 Jul 2026	240334-ECD-G0-XX-DR-A-05302 P03	Revised Block G Elevation C-C
16 Jul 2026	240334-ECD-G0-XX-DR-A-05303	Revised Block G Elevation D-D

Block J

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-J0-00-DR-A-05100 P03	Revised Block J Ground Floor Plan
16 Jul 2026	240334-ECD-J0-01-DR-A-05101 P02	Revised Block J First Floor Plan
16 Jul 2026	240334-ECD-J0-02-DR-A-05102 P02	Revised Block J Second to Fifth Floor Plan*
16 Jul 2026	240334-ECD-J0-RF-DR-A-05110 P03	Revised Block J Roof Plan
16 Jul 2026	240334-ECD-J0-XX-DR-A-0520 P03**	Revised Block J Section A-A and B-B
16 Jul 2026	240334-ECD-J0-XX-DR-A-05300 P03	Revised Block J Elevation A-A
16 Jul 2026	240334-ECD-J0-XX-DR-A-05301 P03	Revised Block J Elevation B-B
16 Jul 2026	240334-ECD-J0-XX-DR-A-05302 P03	Revised Block J Elevation C-C
16 Jul 2026	240334-ECD-J0-XX-DR-A-05303 P03	Revised Block J Elevation D-D

Block K

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-K0-00-DR-A-05100 P03	Revised Block K Ground Floor Plan
16 Jul 2026	240334-ECD-K0-01-DR-A-05101 P02	Revised Block K First Floor Plan
16 Jul 2026	240334-ECD-K0-02-DR-A-05102 P02	Revised Block K Second Floor Plan
16 Jul 2026	240334-ECD-K0-RF-DR-A-05110 P02	Revised Block K Roof Plan
16 Jul 2026	240334-ECD-K0-XX-DR-A-05200 P02	Revised Block K Section A-A and B-B
16 Jul 2026	240334-ECD-K0-XX-DR-A-05300 P02	Revised Block K Elevation A-A
16 Jul 2026	240334-ECD-K0-XX-DR-A-05301 P02	Revised Block K Elevation B-B
16 Jul 2026	240334-ECD-K0-XX-DR-A-05302 P02	Revised Block K Elevation C-C and D-D

Blocks L, P and T

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-L0-00-DR-A-05100 P02	Revised Blocks L-P-T Ground Floor Plan
16 Jul 2026	240334-ECD-L0-01-DR-A-05101 P02	Revised Blocks L-P-T First Floor Plan
16 Jul 2026	240334-ECD-L0-RF-DR-A-05110 P02	Revised Blocks L-P-T Roof Plan
16 Jul 2026	240334-ECD-L0-XX-DR-A-05200 P02	Revised Blocks L-P-T Section A-A and B-B
16 Jul 2026	240334-ECD-L0-XX-DR-A-05300 P02	Revised Blocks L-P-T Elevation A-A
16 Jul 2026	240334-ECD-L0-XX-DR-A-05301 P01	Revised Blocks L-P-T Elevation B-B
16 Jul 2026	240334-ECD-L0-XX-DR-A-05302*	Revised Blocks L-P-T Elevation C-C and D-D

Blocks M1, N1 and Q1

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-M1-00-DR-A-05100 P02	Revised Blocks M1-N1-Q1 Ground Floor Plan
16 Jul 2026	240334-ECD-M1-01-DR-A-05101 P02	Revised Blocks M1-N1-Q1 First Floor Plan
16 Jul 2026	240334-ECD-M1-02-DR-A-05102 P02	Revised Blocks M1-N1-Q1 Second to Third Floor Plan
16 Jul 2026	240334-ECD-M1-RF-DR-A-05110 P02	Revised Blocks M1-N1-Q1 Roof Plan
16 Jul 2026	240334-ECD-M1-XX-DR-A-05200 P03	Revised Blocks M1-N1-Q1 Sections A-A
16 Jul 2026	240334-ECD-M1-XX-DR-A-05201 P03	Revised Blocks M1-N1-Q1 Sections B-B
16 Jul 2026	240334-ECD-M1-XX-DR-A-05300 P03	Revised Blocks M1-N1-Q1 Elevation A-A
16 Jul 2026	240334-ECD-M1-XX-DR-A-05301 P03	Revised Blocks M1-N1-Q1 Elevation B-B
16 Jul 2026	240334-ECD-M1-XX-DR-A-05302 P03	Revised Blocks M1-N1-Q1 Elevation C-C
16 Jul 2026	240334-ECD-M1-XX-DR-A-05303 P03	Revised Blocks M1-N1-Q1 Elevation D-D

Block R

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-R0-00-DR-A-05100 P01	Revised Block R Ground Floor Plan
16 Jul 2026	240334-ECD-R0-01-DR-A-05101 P01	Revised Block R First Floor Plan
16 Jul 2026	240334-ECD-R0-02-DR-A-05102 P01	Revised Block R Second to Fifth Floor Plan
16 Jul 2026	240334-ECD-R0-RF-DR-A-05110 P01	Revised Block R Roof Plan
16 Jul 2026	240334-ECD-R0-XX-DR-A-05200 P01	Revised Block R Section A-A
16 Jul 2026	240334-ECD-R0-XX-DR-A-05201	Revised Block R Section B-B
16 Jul 2026	240334-ECD-R0-XX-DR-A-05300 P01	Revised Block R Elevation A-A
16 Jul 2026	240334-ECD-R0-XX-DR-A-05301 P01	Revised Block R Elevation B-B
16 Jul 2026	240334-ECD-R0-XX-DR-A-05302 P01	Revised Block R Elevation C-C
16 Jul 2026	240334-ECD-R0-XX-DR-A-05303 P01	Revised Block R Elevation D-D

Blocks S and U

Date	Drawing Reference	Description
16 Jul 2026	240334-ECD-S0-00-DR-A-05100 P02	Revised Blocks S and U Ground Floor Plan
16 Jul 2026	240334-ECD-S0-01-DR-A-05101 P02	Revised Blocks S and U First Floor Plan
16 Jul 2026	240334-ECD-S0-02-DR-A-05102 P02	Revised Blocks S and U Second Floor Plan

16 Jul 2026	240334-ECD-S0-RF-DR-A-05110 P02	Revised Blocks S and U Roof Plan
16 Jul 2026	240334-ECD-S0-XX-DR-A-05200 P02	Revised Blocks S and U Sections A-A and B-B
16 Jul 2026	240334-ECD-S0-XX-DR-A-05300 P02	Revised Blocks S and U Elevation A-A
16 Jul 2026	240334-ECD-S0-XX-DR-A-05301 P02	Revised Blocks S and U Elevation B-B
16 Jul 2026	240334-ECD-S0-XX-DR-A-05302 P02	Revised Blocks S and U Elevation C-C and D-D

Block M

Date	Drawing Reference	Description
21 Jul 2026	240334-ECD-M0-00-DR-A-0510 P02**	Revised Block M Ground Floor Plan
21 Jul 2026	240334-ECD-M0-01-DR-A-05101 P02	Revised Block M First Floor Plan
21 Jul 2026	240334-ECD-M0-02-DR-A-05102 P02	Revised Block M Second Floor Plan
21 Jul 2026	240334-ECD-M0-RF-DR-A-05110 P02	Revised Block M Roof Plan
21 Jul 2026	240334-ECD-M0-XX-DR-A-05200 P02	Revised Block M Section A-A and B-B
21 Jul 2026	240334-ECD-M0-XX-DR-A-05300 P02	Revised Block M Elevation A-A
21 Jul 2026	240334-ECD-M0-XX-DR-A-05301 P02	Revised Block M Elevation B-B
21 Jul 2026	240334-ECD-M0-XX-DR-A-05302 P02	Revised Block M Elevation C-C and D-D

Block N

Date	Drawing Reference	Description
21 Jul 2026	240334-ECD-N0-00-DR-A-05100 P02	Revised Block N Ground Floor Plan
21 Jul 2026	240334-ECD-N0-01-DR-A-05101 P02	Revised Block N First Floor Plan
21 Jul 2026	240334-ECD-N0-02-DR-A-05102 P02	Revised Block N Second Floor Plan
21 Jul 2026	240334-ECD-N0-RF-DR-A-05110 P02	Revised Block N Roof Plan
21 Jul 2026	240334-ECD-N0-XX-DR-A-05200 P02	Revised Block N Section A-A and B-B
21 Jul 2026	240334-ECD-N0-XX-DR-A-05300 P02	Revised Block N Elevation A-A
21 Jul 2026	240334-ECD-N0-XX-DR-A-05301 P02	Revised Block N Elevation B-B
21 Jul 2026	240334-ECD-N0-XX-DR-A-05302 P02	Revised Block N Elevation C-C and D-D

Block Q

Date	Drawing Reference	Description
21 Jul 2026	240334-ECD-Q0-00-DR-A-05100 P02	Revised Block Q Ground Floor Plan
21 Jul 2026	240334-ECD-Q0-01-DR-A-05101 P02	Revised Block Q First Floor Plan
21 Jul 2026	240334-ECD-Q0-02-DR-A-05102 P02	Revised Block Q Second Floor Plan
21 Jul 2026	240334-ECD-Q0-RF-DR-A-05110 P02	Revised Block Q Roof Plan
21 Jul 2026	240334-ECD-Q0-XX-DR-A-05200 P01	Revised Block Q Section A-A and B-B
21 Jul 2026	240334-ECD-Q0-XX-DR-A-05300 P02	Revised Block Q Elevation A-A
21 Jul 2026	240334-ECD-Q0-XX-DR-A-05301 P02	Revised Block Q Elevation B-B
21 Jul 2026	240334-ECD-Q0-XX-DR-A-05302 P02	Revised Block Q Elevation C-C and D-D

Bay Studies

Date	Drawing Reference	Description
05 Aug 2026		Block C Entrance Bay
05 Aug 2026		Block D Window Bay Study 1
05 Aug 2026		Block G Entrance Bay
05 Aug 2026		Block J Window Bay Study 1

Drainage

Date	Drawing Reference	Description
14 Sep 2026	WYNFRD-WHL-XX-XX-DR-C-9151 P04	Drainage Proposed Scope of Works - 2
14 Sep 2026	WYNFRD-WHL-XX-XX-DR-C-9460 P03	Proposed SuDS Details

14 Sep 2026	WYNFRD-WHL-XX-XX-DR-C-9461 P02	Proposed SuDS Details - 2
14 Sep 2026	WYNDFRD-WHL-XX-XX-DR-C-9400 Rev P06	Proposed Drainage Layout - Sheet 1
14 Sep 2026	WYNDFRD-WHL-XX-XX-DR-C-9401 Rev P06	Proposed Drainage Layout - Sheet 2

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority

Legal Agreement

1. Compensation for the loss of the grass playing field is required under Glasgow's Sports Pitch Strategy, NPF4 Policy 21 and CDP6/SG6. The sum of £179,609 is to be secured by legal agreement to contribute towards new or improved facilities elsewhere in the local area.
2. Under CDP policy guidance SG6, contributions for the outdoor sport (£41,709.23) and allotment (£41,334.47) categories of SG6 to the total sum of £83,042.70 shall be secured by section 75 legal agreement.
3. The requirement for ongoing maintenance of the landscaping and open spaces is recommended for inclusion as part of the S75 legal agreement.
4. Legal Agreement is required to secure a car club contribution to comply with NPF4 Policy 13 Sustainable Transport, and City Development Plan Policy 11 Sustainable Transport, in order to deliver appropriate sustainable travel options, and mitigate for a reduced car parking standard within the development. A financial contribution of £60,000 is required from the applicant to deliver car club vehicle provision of up to two vehicles within the development.

Conditions and Reasons

1. 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.

2. Before any development commences, a detailed phasing programme for the development shall be submitted to and approved in writing by the planning authority. The programme shall include a plan(s) identifying:

- housing blocks within each phase;
- roads and pedestrian links;
- drainage and SuDS;
- landscaping and temporary landscaping;
- open space and play provision;
- community hub delivery;
- cycle and parking provision; and
- completion and occupation triggers.

Thereafter, development shall be implemented in accordance with the approved programme.

Reason: To control the implementation of development, including landscaping and the road infrastructure required for each phase of residential development.

3. Prior to development commencing on site a finalised Construction Environmental Management Plan shall be submitted to and approved in writing by the planning authority, to include:

- (a) measures for the control of noise, dust and vibration during construction,
- (b) areas for the delivery and storage of equipment and materials,
- (c) management of site traffic in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, to minimise disturbance during construction and in the interests of vehicular and road safety.

Design

4. Prior to the commencement of above ground construction works, specifications and samples of all materials to be used on the external areas of the buildings, including: the external elevations; window and door colours, fascias, downpipes, metalwork colours, and roof surfaces, shall be submitted to and approved in writing by the Planning Authority. This written approval shall be obtained for all external materials before their use on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area

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

5. A sample panel of the facing bricks, including mortar joints and all proposed coursing patterns, shall be erected on site for the inspection and written approval of the Planning Authority. This written approval shall be obtained before the facing brick is used on site, and the approved sample panel shall remain in place throughout construction.

Reason: In order to protect the appearance of both the property itself and the surrounding area

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

6. Prior to commencement of development a balcony strategy for the full site shall be submitted to and approved in writing by the planning authority. This shall include full details (including design, material, colour and location). Thereafter, the balconies shall be implemented as approved.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, and to safeguard the amenity of the properties and of the surrounding area.

Reason: In the interests of visual amenity of the building and wider area.

7. Prior to above ground construction works commencing on each phase of development, full details (including specification, design and location) of all external vents, automatic vent windows, spandrels, curtain walling to stair cores, flues, swift bricks and any other similar fixings on or adjacent to the buildings shall be submitted to and approved in writing by the planning authority. External vent terminals and swift bricks shall be colour matched to the materials in which they are positioned. Where reasonably practical it is expected that all requirements for vents, flues and similar fittings shall be accommodated to minimise their visual impact e.g. on rear elevations or internally routed, terminating at roof level. Following written approval of the drawings for each phase, the external vents, flues and other similar fixings shall be implemented in the approved manner prior to occupation of each building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, and to safeguard the amenity of the properties and of the surrounding area.

8. Prior to commencement of above ground construction works, 1:20 section/elevation studies showing window reveals, soffits, cills, string courses and parapets and any other notable features such as entrances shall be submitted to and approved in writing by the planning authority. Thereafter, these details shall be implemented as approved.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, and to safeguard the amenity of the properties and of the surrounding area.

9. Notwithstanding the approved drawings, prior to the commencement of above ground construction works, the final detailed roof design for Blocks N1, M1, and Q1 shall be submitted to and approved in writing by the planning authority. Thereafter, these details shall be implemented as approved.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, and to safeguard the amenity of the properties and of the surrounding area.

10. Prior to development commencing on Block D full details of the community hub's shell and interface requirements shall be submitted and agreed in writing by the Planning Authority. Thereafter, prior to commencement of the community hub fit-out works, full details of the internal layout including the proposed functions of the community hub shall be submitted and agreed in writing by the Planning Authority.

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

Energy

11. When submitting the required Building Warrant application for this development an updated Statement on Energy (SoE) 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 maximise a reduction in CO2 emissions and that the Gold Hybrid Standards 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. Additionally, full details (including specification, design, location) of any low and zero carbon generating technologies to be included within the development shall be submitted to and approved in writing by the planning authority. The development shall thereafter be constructed in compliance with the approved details and SoE.

Reason: To demonstrate accordance with NPF4 Policy 2 (climate mitigation and adaptation) and Policy 19 (heat and cooling)

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

Geotechnical and Land Remediation

12. No development other than demolition works shall commence on site until:
- a. A comprehensive review and update of the submitted G3 October 2021 Desk Study has been carried out to incorporate additional data presented in the Woolgar Hunter File Note 009 of October 2025, but also in relation to the current post demolition layout, including stockpiles present on site.
 - b. the scope of a Contaminated Land Assessment, including extent of site investigations and monitoring, has been submitted to and approved in writing by the Planning Authority. The scope of site investigations previously presented in the Woolgar Hunter File Note 004 dated July 2025 shall be reviewed to take account of the updated Desk Study under (a) above in regards to the proposed scope of works with regards to contamination and current post demolition site layout including stockpiles.
 - c. a comprehensive pre and post demolition Contaminated Land Assessment (the scope of which having been agreed with the Planning Authority under (b) above), 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. The report shall be completed by a suitably qualified and experienced Competent Person.

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

13. 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 and verification plan 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 and also outline proposals for how remediation works are to be verified as having been executed in accordance with the strategy. The remediation strategy shall also include a timetable and phasing plan where relevant and reference to current landscaping proposals for the site to ensure alignment. The report shall be completed by a suitably qualified and experienced Competent Person.

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

14. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / verification report shall be submitted to and

approved in writing by the Planning Authority. The report shall be completed by a suitably qualified and experienced Competent Person 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.

15. 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.

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

16. 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.

17. No development shall commence on site until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Planning Authority. The MMP will detail how the site construction materials and any existing soils and stockpiles present on site will be managed on-site during the development works, including with regards to proposals for re-use and protocols for necessary disposals.

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

Environmental Health

18. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

Open Space

19. Prior to the commencement of development finalised construction details of the approved public open space shall be submitted to and approved in writing by the Planning Authority. The details shall include hard and soft landscaping works, blue infrastructure, play equipment, street furniture, boundary treatments, paths, levels and surface materials. The on-site public open space shall be implemented in accordance with the approved plans and specifications unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the on-site public open space provides quality design, functionality, accessibility and recreational value to users, and continues to comply with the standards required by the Planning Authority in respect of SG6 – Green Belt and Green Network.

20. No development shall commence until details of a comprehensive external lighting strategy for the development have been submitted to and approved in writing by the Planning Authority. The strategy shall be prepared by a suitably qualified ecologist and lighting specialist and shall demonstrate how the lighting design has been developed to avoid adverse effects on commuting and foraging bats, particularly along the River Kelvin corridor, woodland edge habitats, retained tree groups and other identified ecological features. The strategy shall include the position, specification and type of lighting for all public open spaces, streets, roads, paths and other areas of the public realm, including unadopted roads and paths, together with details of the proposed maintenance and management arrangements. The approved lighting scheme

shall be installed and brought into operation prior to the occupation of the relevant phase of the development and thereafter maintained in accordance with the approved details.

Reason: To ensure that the on-site public open space provides quality design, functionality, accessibility and recreational value to users, and continues to comply with the standards required by the Planning Authority in respect of SG6 – Green Belt and Green Network and SG7 – Natural Environment.

Reason: To enhance safety and security during hours of darkness

Landscape and Trees

21. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

22. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

23. 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 the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

24. During the period of the works on site quarterly inspection reports, prepared by a suitably qualified professionals on Arboricultural matters, shall be submitted to the Planning Authority for written approval. These reports shall deal with the integrity of tree protection measures, any planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained. No further tree removals shall be carried out without the submission of a tree replacement plan submitted to the Planning Authority for prior written approval.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

25. All tree works shall be carried out in accordance with the specifications detailed in Drawings: 2417-RFL-XX-XX-DR-L-000002 – TREE PLANTING, 2417-RFL-XX-XX-DR-L-000003 – SOFT LANDSCAPE LAYOUT, 2417-RFL-XX-XX-DR-L-000004 – TREE REMOVAL PLAN, 2417-RFL-XX-XX-DR-L-000005 – TREE RETENTION AND PROTECTION PLAN received 27 Jul 2026, unless otherwise agreed in writing by the Planning Authority.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

26. Maintenance and management of landscaping shall be carried out in accordance with the approved Landscape Maintenance and Management Schedule dated December 2025 (received February 2026) unless otherwise agreed 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.

27. Before any work on the site is begun final landscaping details, including product specifications,

heights, and samples of boundary walls, fencing and hardworks shall be submitted to and approved 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.

28. Before any work on the site is begun a Biodiversity Enhancement Plan showing the locations of the proposed biodiversity enhancement measures (e.g. bat boxes, bird boxes, insect hotels, INNS management) not already shown on the approved Landscaping Layout Plan (2417-RFL-XX-XX-DR-L-000003) or Planting Plan (2417-RFL-XX-XX-DR-L-000002) shall be submitted to and approved in writing by the Planning Authority. A Maintenance and Management Schedule for these measures shall also be submitted to and approved in writing by the Planning Authority. Thereafter these measures shall be implemented and maintained as agreed.

Reason: In the interests of biodiversity enhancement

Transport

29. Prior to commencement of development on site, a Pedestrian Accessibility Improvement Scheme for the Kelvindale Road frontage shall be submitted to and approved in writing by the Planning Authority in consultation with GCC Transport Planning. The scheme shall assess and identify any measures required to improve pedestrian movement between the development, Maryhill Health Centre and nearby community facilities, including consideration of crossing facilities, footway improvements, dropped kerbs, tactile paving and associated accessibility measures, and shall include a timetable for the scheme's implementation. The approved scheme shall thereafter be implemented in accordance with the agreed timetable.

Reason: To improve pedestrian accessibility and safety, promote inclusive and sustainable travel, and ensure compliance with NPF4 Policies 13 and 15 and CDP11/SG11.

30. Appropriate on-road parking controls shall be secured for the new adopted road and Wyndford Road within the red-line boundary to curb the risk of obstructive on-road parking beyond the marked on-road parking spaces. The Council will promote the necessary Traffic Regulation Order (TRO), subject to the development of each phase fully funding the promotion and implementation costs. The TRO shall include two marked on-street spaces on Wyndford Road for car club vehicles, unless otherwise agreed in writing by the Planning Authority. Appropriate notice shall be provided to the Council and well in advance of lodging the specific phase Road Construction Consent application, to enable the order to be suitably factored into the Council's TRO programme and align with occupation of the first dwelling in each respective phase.

Reason: To enable the Planning Authority to monitor the implementation of the development.

31. A residential travel pack shall be provided for each dwelling prior to occupation. A draft pack shall be submitted to and approved in writing by the planning authority. The pack shall include maps detailing the location of public transport stops, timetables and estimated journey times, walking/cycle routes to key destinations, and information about the health benefits of walking and cycling.

Reason: To ensure that sustainable travel outcomes are achieved

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

32. For the avoidance of doubt vehicular access to residential parking courts shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 (and for lesser accesses, Figure 5.6) of the Design Guide for New Residential Areas. Clear delineation between the public (adopted) and any private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps located in private (non-adopted) areas.

Reason: To ensure that access complies with approved standards in the interests of pedestrians and vehicular safety.

33. Details of the final reinstatement of the surface of the surrounding footways shall be submitted to and approved in writing by the Planning Authority. The approved reinstatement shall be completed as approved before any part of the development is occupied.

Reason: In the interests of pedestrian safety.

34. Provision shall be made in the design of the development for the parking of cycles for visitors/users of the development in Sheffield type racks. This provision shall be in accordance with the requirements of City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking and shall be available for use before the development is occupied. Final visitor cycle parking details shall be shown on a Site Plan and submitted to the Planning Authority for written approval prior to installation on site.

Reason: To ensure that cycle parking is available for the occupiers/visitors to the development.

35. Details of the proposed management arrangements for the car parking areas, including allocation and visual identification of individual car parking spaces and responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority prior to occupation of the first dwelling.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

36. Prior to the commencement of works, details of passive electric charging provision for any car parking courts or in spaces behind the footway shall be submitted to and approved in writing by the Planning Authority. The design shall ensure appropriate capacity within the electrical network and provide individual metered fuse boxes for each EV space. Ducting for future cabling shall also be included. The approved infrastructure shall then be fully implemented in accordance with the approved drawings prior to the parking being brought into use.

Reason: In order to promote Sustainable Transport.

Reason: To accord with the requirements of SG11: Sustainable Transport of the City Development Plan.

Flood Risk Management / Drainage

37. Prior to commencement of development on site full finalised details of the surface water discharge connection shall be submitted to and approved in writing by the Planning Authority. Thereafter the drainage proposals shall be implemented as approved.

Reason: In the interest of ensuring the satisfactory function of any and all Sustainable Drainage Systems

38. Prior to the first occupation of the development hereby permitted, a comprehensive set of 'As-Built' / Post-Construction Status Drawings for the surface water drainage proposals shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interest of managing flood risk for the lifetime of the development.

39. Prior to commencement of the surface water drainage works, details including engineering cross section drawings of any proposed attenuation tanks, shall be provided to and approved in writing by the Planning Authority. Thereafter the development shall be implemented as agreed in writing with the Planning Authority.

Reason: In the interest of managing surface water flood risk for the lifetime of the development.

40. Prior to commencement of development details of planting for all SuDS features shall be provided to and approved by the Planning Authority. Thereafter the planting shall be implemented as approved in writing by the Planning Authority.

Reason: In the interest of ensuring the satisfactory function of any and all Sustainable Drainage Systems

41. Prior to commencement of development, a maintenance schedule and management plan for the surface water drainage system shall be submitted to and approved in writing by the Planning Authority. The plan shall set out the maintenance tasks, inspection intervals, and responsible parties for every part of the drainage system. The plan shall be designed and implemented in accordance with industry best practice and as agreed within the Planning Authority.

Reason: In the interest of managing surface water flood risk for the lifetime of the development.

Advisory Notes

1. The applicant is advised that prior to any tree works of tree removal taking place, the relevant trees shall be checked for roosting bats. Should any roosting bats, or evidence of roosting bats, be found during these surveys, a licence from NatureScot will be required.
2. The removal of shrubs/trees/vegetation as required, should be undertaken outwith the bird nesting season (April to August inclusive), Otherwise pre-works checks for bird nests must be conducted no more than 48 hours prior to works.
3. The applicant should contact NRS Waste Management & Recycling regarding the collection of bins from the proposed residential development.
4. Prior to implementation of this permission, the applicant should contact GCC Neighbourhoods, Regeneration & Sustainability at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Road Construction Consent is required under Section 21 of the Roads (Scotland) Act 1984.
5. The developer should advise each prospective purchaser that residents may not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
6. All servicing of the proposed development will be subject to future waiting and loading restrictions delivered through the TRO to curb the risk of obstructive parking.
7. Measures to maintain street lighting levels should be identified before any work begins on site. Street lighting levels should be agreed with GCC Neighbourhoods, Regeneration & Sustainability, and be in place and operational before any of the dwellings are occupied.
8. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) shall be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 4th edition 2019.
9. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
10. To ensure that no issues of public right of passage arise, the applicant is advised that a stopping up order is required under the powers of the Town & Country Planning Act 1987 for the former (and currently adopted) parking courts off Glenfinnan Drive being developed upon.
11. The applicant shall contact GCC Neighbourhoods, Regeneration & Sustainability to obtain agreement regarding the maintenance or relocation of any existing street furniture (including signs, lighting columns, electrical control boxes etc) required to suit the new footway/access arrangements.
12. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
13. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

14. Should the applicant have any queries regarding planning obligations, including associated payments, they are advised to contact the Planning Obligations Team (PlanningObligations@glasgow.gov.uk) for clarification.
15. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Free phone: 0800 7831423 www.ccscheme.org.uk email: enquiries@ccscheme.org.uk

for Executive Director of Neighbourhoods, Regeneration and Sustainability

BACKGROUND PAPERS

Not applicable.

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