Item 7

10th November 2026

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100732939-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Iceni Projects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Iceni	Building Name:	
Last Name: *	Projects	Building Number:	201
Telephone Number: *	0141 473 7338	Address 1 (Street): *	201 West George Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 2LW
Email Address: *	smacbean@iceniprojects.com		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	James	Building Number:	13
Last Name: *	Moles	Address 1 (Street): *	Newton Place
Company/Organisation	Oak-NGate Ltd	Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	G3 7PR
Fax Number:			
Email Address: *	smacbean@iceniprojects.com		

Site Address Details

Planning Authority:	Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:	
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	
Post Code:	

Please identify/describe the location of the site or sites

Site Of Bishoploch Homes At Hamlet B, Former Gartloch Hospital, 2346 Gartloch Road, Glasgow

Northing	667229	Easting	268217

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works.

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to submitted Planning Appeal Statement and Supporting Documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please refer to submitted Cover Letter for list of supporting documents and evidence.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.	24/02772/FUL
What date was the application submitted to the planning authority? *	13/11/2024
What date was the decision issued by the planning authority? *	01/09/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

Further written submissions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The appellant requests further consultation with the GCC Flood team. It is not considered that the further information submitted in June 2025 has been consulted with GCC Flooding. Correspondence was limited following the issue of delegated refusal.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The appellant requests a site visit.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

If required.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: T Iceni Projects

Declaration Date: 27/11/2025

Payment Details

Pay Direct

Created: 27/11/2025 17:10

NOVEMBER 2025

Planning Appeal Statement

Glasgow City Council | Local Review Body

Site Of Bishoploch Homes At Hamlet B
Former Gartloch Hospital
2346 Gartloch Road
Glasgow

Iceni Projects Limited on behalf of

Oak-Ngate Ltd

November 2025

ICENI PROJECTS LIMITED ON BEHALF OF OAK-NGATE LTD

GLASGOW CITY COUNCIL | LOCAL REVIEW BODY

Iceni Projects
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ
Glasgow: 201 West George Street, Glasgow, G2 2LW
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
linkedin: linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

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A2 – EXISITNG AND PROPOSED PATH NETWORK

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EXECUTIVE SUMMARY

1.1 This Planning Appeal Statement, as well as the supporting documents, demonstrate the following:

- As an allocated site for housing, the Proposed Development accords with the Development Plan and material considerations also support this, therefore the Council's decision to refuse planning permission is contrary to Section 25 of the Town and Country Planning (Scotland) Act 1997.

- The Council's Roads, Flooding and Contaminated Land team did not object to the Proposed Development.

- The development of Hamlet B is key to the overall enabling development and completion of the Gartloh Village masterplan.

- The Grounds of Appeal demonstrate that there is no outstanding Reason for Refusal which has not been addressed in this Appeal or which cannot be addressed by a suitably worded condition.

- Section 41(1) of The Town and Country Planning (Scotland) Act 1997 allows local authorities to impose a condition on land within the control of the applicant, whether or not it forms part of the application red line boundary. This provision would apply to this.

1.2 Planning permission should be granted as the Proposed Development meets the requirements of the Development Plan and is supported by local and national policy objectives. The material considerations relevant to the proposal support the grant of planning permission.

1. INTRODUCTION

1.1 Planning Permission is sought for the *Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works* ("the Proposed Development") at Site Of Bishoploch Homes At Hamlet B Former Gartloch Hospital 2346 Gartloch Road Glasgow ('the Site').

1.2 This Planning Appeal Statement ("the Statement") has been prepared on behalf of Oak-NGate Ltd ("the appellant") in support of a request of the Planning Local Review Committee to review the refusal of Glasgow City Council ('the Council') to grant planning permission for the Proposed Development.

1.3 An application for full planning permission ("the Application") for the Proposed Development was submitted to Glasgow City Council by Oak-NGate Ltd (planning application reference: 24/02772/FUL) on 13th November 2024 and validated on the 28th November 2024.

1.4 The application was determined by the Council under delegated powers on 1st September 2025. The determining issues for this appeal are considered within this Statement, and relate to the following reasons for refusal:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The proposal is contrary to Policy 1 'Tackling the climate and nature crises' and Policy 2 'Climate mitigation and adaption' of NPF4 and CDP 5 & SG 5: Resource Management of the City Development Plan (adopted 2017), in that sustainability and addressing the climate crisis is not prioritised within the proposals. The proposals feature overall biodiversity loss within the site as well as discrepancies in the energy systems proposed within the submitted information and a lack of information and clarity on flood risk, drainage and water management.

03. The proposal is contrary to Policy 1 'Tackling the climate and nature crises', Policy 3 'Biodiversity', Policy 4 'Natural places', Policy 6 'Forestry, woodland and trees' and Policy 14 'Design, quality and place' of NPF4 and CDP 7 & SG 7: Natural Environment of the City Development Plan (adopted 2017), in that it is not clear from the information submitted how the development has been designed to avoid or mitigate the impact on biodiversity. There is a significant level of biodiversity loss across the site with little consideration on meaningful biodiversity enhancement, a number of the mandatory requirements and recommendations from the PEA have not been followed or proposed as part of the application, and as part of

this, the layout of the proposal may have an impact on the root protection area of the adjacent ancient woodland inventory site

04. *The proposal is contrary to Policy 5 'Soils' and Policy 9 'Brownfield, vacant and derelict land and empty buildings' of NPF4 in that the proposal has not provided updated site investigation information to demonstrate the extent of peat on site and the justification for the proposed layout in relation to this, and to demonstrate that the land is or can be made safe and suitable for development.*

05. *The proposal is contrary to Policy 13 'Sustainable transport' of NPF4 and CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017), in that the proposal is designed around the private car and fails to provide safe, accessible and permeable routes for ease of movement in and around the site for active travel, or encourage public transport use*

06. *The proposal is contrary to Policy 14 'Design, quality and place', Policy 15 'Local Living and 20-minute neighbourhoods', Policy 16 'Quality homes' and Policy 17 'Rural homes' of NPF4 and CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017), in that the red line boundary does not fully encompass all of the proposed development. The constraints of the site have not been properly considered and factored into the design, resulting in residential development that lacks permeability and connection to the wider area, a lack of functional communal landscaping for residents, significant loss of biodiversity on site, a lack of safe and supervised routes into/out of the site, and potential flood risk impacts.*

07. *The proposal is contrary to Policy 22 'Flood risk and water management' of NPF4 and CDP 8 & SG 8 'Water Environment' of the City Development Plan (adopted 2017), in that the proposal has not been adequately screened for flood risk, does not provide sufficient information on drainage and water management and does not include any above or below ground Sustainable urban Drainage Systems (SuDS) or any form of attenuation within the red line boundary to limit the effects of climate change or discharge to the existing SuDS Pond/Basin.*

08. *The proposal is contrary to NPF4 Policy 12 'Zero Waste' in that the proposal does not sufficiently demonstrate a swept path analysis for refuse collection.*

1.5 We note no objections were received on the application from statutory consultees or GCC internal consultees.

1.6 This Statement is supported by detailed plans and supporting documents which should be read in conjunction with this Statement. These are outlined in the Planning Review Documents List submitted as part of this Notice of Review to the Local Review Body.

1.7 This Statement of Appeal will address the following sections:

Section 2: Site Context: we review the key characteristics of the site and wider surroundings.

Section 3: Enabling Development: we review the wider masterplan consent area

Section 4: Planning History: we review previous proposals and wider vision for the site.

Section 5: Proposed Development: we outline the key aspects of the proposed development.

Section 6: Planning Merits: we then assess the proposal against the statutory development plan and other relevant planning considerations.

Section 7: Planning Application Process: outlines the application process.

Section 8: Statement of Appeal: we assess the proposal on the reasons outlined on the decision notice;

Section 9: Developer Contributions: we review the proposed developer contributions in respect of enabling development and the wider Gartloch Village open space.

Section 10: Conclusions: finally, we summarise the key conclusions of the statement of appeal presenting the overall case for the proposed development.

2. SITE CONTEXT AND SURROUNDINGS

Site Context

2.1 The site is located to the immediate south of Heatherbank Road, Gartloch Village and extends to approximately 1.94 Ha.

2.2 The proposed development site is outlined in red (see Figure 1). The surrounding applicant land ownership is highlighted and identified in blue.

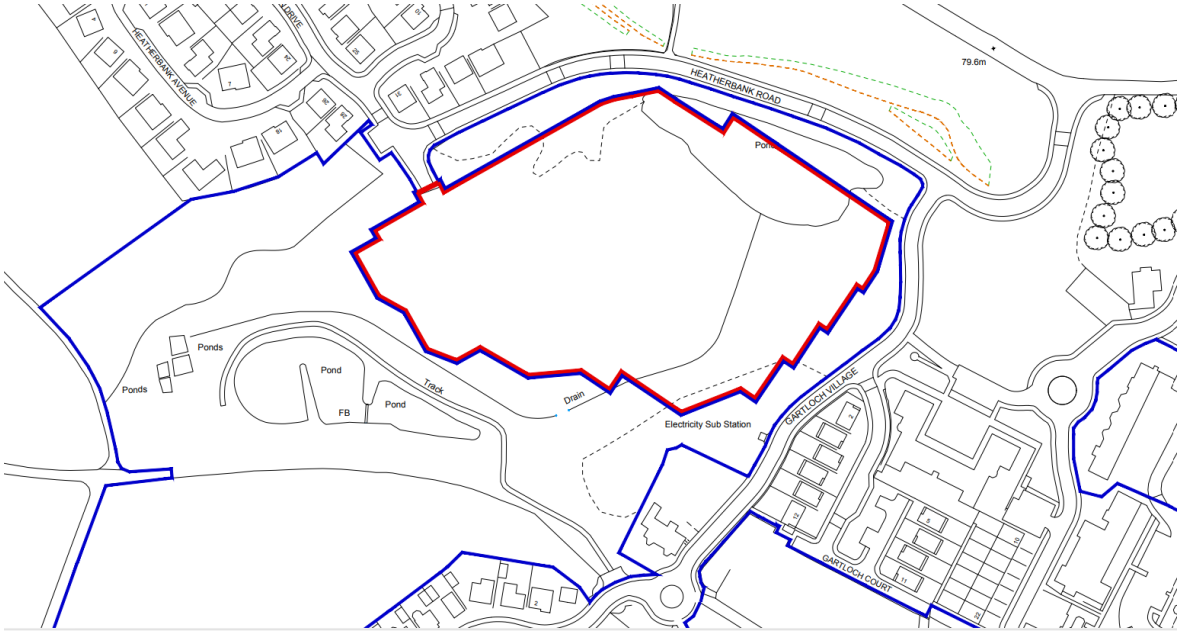


Figure 1 - red line location plan and blue line ownership plan

2.3 The site topography is relatively flat with a gentle slope downwards to the south and comprises vacant scrubland.

2.4 The site is bound to the north and west by Heatherbank Road and to the east by Gartloch Village. To the south of the site is semi/natural open space with drainage infrastructure.

2.5 From a review of historic maps, the site was previously used as a recreational cricket ground in association with the former hospital use. Later,

2.6 The site is allocated as part of the Glasgow City Development Plan (adopted 2017), Housing Land Supply (Housing Land Audit 2024 ref: 2903G). Additionally, the site is identified on the Scottish Vacant and Derelict land register.

2.7 The site is located 1.6km to the south-west of Gartcosh Village, and around 1km north of the Glasgow City. Additionally, the site is within easy reach of Glasgow Fort Shopping complex, supermarkets, sports facilities, golf courses, business, industrial parks and local attractions.

Environmental Considerations

2.8 The site is located within the Bishop Loch Site of Special Landscape Importance and is located c.400m from the Bishop Loch Site of Special Scientific Importance (SSSI). The site is subject to a Tree Preservation Order (TPO) (ref: Land at Gartloch Hosp).

Heritage Considerations

2.9 The site does not contain any listed buildings within the application boundary, nor is the site within a Conservation Area.

2.10 There are, however, Category A-Listed buildings to the east and south of the site and these form part of the Gartloch Hospital complex.

Site Surroundings

2.11 The site is immediately surrounded by residential properties, all part of the overarching Gartloch Village masterplan. Gartloch village is the result of a master-planned development on the former Gartloch Hospital site, which received its original approval in 2001.

2.12 The proposed development is known as ‘Hamlet B’ which is shown as Blairdowan on the figure below.

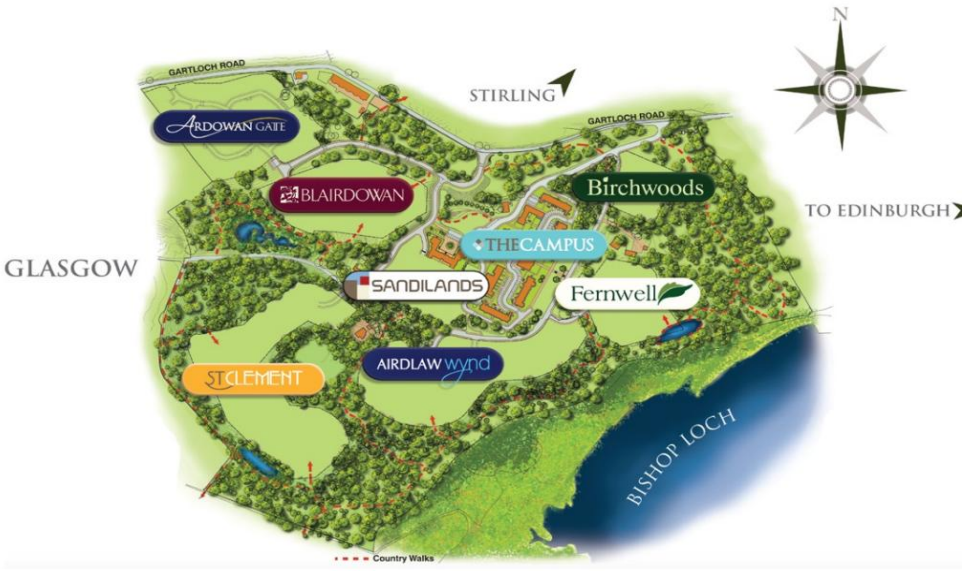


Figure 2: Gartloch Village Masterplan

2.13 The existing residential areas, Hamlets A, C, D, E, F, G, and H in proximity are predominantly 2 storey semi-detached or detached dwellings. There material palette is varied across the wider

Gartloch Village but most hamlets use render and brick elevational treatments with pitched concrete tiled roofs and simple architectural detailing.

2.14 Each residential area known as Hamlets are set within an existing pocket of land surrounded by woodland.

2.15 The overall Village woodland areas which each Hamlet links into include many rural woodland paths and provides access into Glasgow City Councils “C88 & C89” core path network located to the South on the opposite side of Bishop Loch.

3. ENABLING DEVELOPMENT

3.1 The proposed development, known as Hamlet B, represents the concluding new build phase of the Gartloch Village masterplan.

3.2 Its completion will facilitate the residential conversion of the last two remaining Category A-Listed historic buildings within the site as detailed in the original master plan approval and subsequent planning amendments. These final Category A-Listed buildings Block 3 and Block 5 are integral to the character, appearance and heritage of the village, occupying a prominent and central position within its layout.

Enabling Development

3.3 It is generally accepted that enabling development can contribute to overall planning gain arising from a proposal to build houses in a semi-rural / rural area, where such development may not normally be permitted.

3.4 This form of planning benefit occurs when a development is proposed to which there would normally be policy objection, but it is argued that planning benefit would be secured by a cross-subsidy to land or buildings in the same control/ownership. In this instance, it is important to note that the site is allocated for housing development within the Local Development Plan and therefore, in principle, is compliant with NPF4 Policy 16 and Housing Policy CDP10.

3.5 An important point to note, and which was confirmed in *Young v Oxford City Council 18/10/2001,* is that the term “enabling” means not only a financial link between one development and another but also that it is not development which is acceptable in its own right.

3.6 Heritage assets often are the main driver of enabling development and in this case, the final Category A-Listed buildings—Block 3 and Block 5 would be restored and re-purposed as agreed in the master plan approval.

3.7 Therefore, the proposed residential development at Hamlet B would enable the restoration of the remaining listed buildings.

Policy Background

3.8 The National Planning Framework 4 (“NPF4”) Policy 7 *Historic assets and places* part n) states:

Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:

i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and

ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.

Precedent for Enabling Development at Gartloch Village

3.9 The first outline Planning Permission was granted in 2001 (ref: 97/01071/DC)

3.10 Planning Permission 16/00930/DC (amended Condition 13 of consent 06/02748/DC; 06/02748/DC - Erection of housing - amendment to Condition 13 of consent 97/01071/DC) was granted subject to the following condition(s) and reason(s):

1. The new houses hereby approved shall be developed according to the <u>following phased programme:</u>

a. Phase 1: Hamlet H is to be completed only when the following listed buildings, as identified on the Gartloch Hospital Phasing Drawing, are completed and available for occupation: Blocks 1, 2, 7 and 8.

b. Hamlets C/D, F and G to be completed only when the following listed buildings, as identified on the Gartloch Hospital Phasing Drawing, are completed and available for occupation: Blocks 4 and 5.

c. Hamlets B and E to be completed only when the following listed buildings, as identified on the Gartloch Hospital Phasing Drawing, are completed and available for occupation: Blocks 3 and 6.

<u>Reason</u>: To enable the Planning Authority to monitor the development and to ensure that it is carried out in accordance with the terms of this consent

3.11 The landowner has highlighted a discrepancy between the planning approval documentation and the associated phasing drawings (figure 3). Following a discussion with landowner, it was confirmed that Building 5 was exchanged with Building 6 in the phasing sequence due to the condition of Building 6, which had suffered fire damage and was therefore prioritised for conversion. While the phasing plan reflects the correct sequence, the narrative within the approval text incorrectly references Building 5 as preceding Building 6.

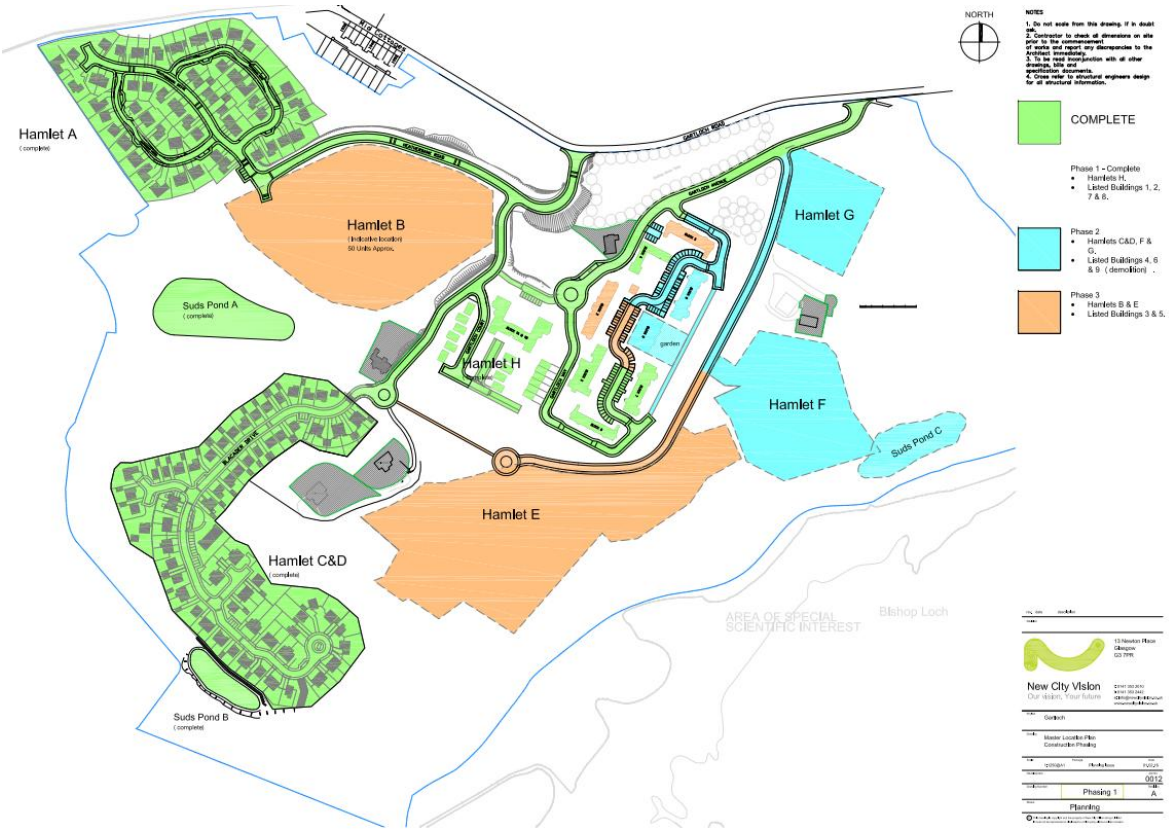


Figure 3: Phasing Agreement Plan

3.12 The Planning Permission specifically relates to the phasing of Gartloch Village redevelopment and the restoration of the Category A Listed Buildings to flatted dwellings. As noted above (c) Hamlets B and E to be completed only when the following listed buildings, as identified on the Gartloch Hospital Phasing Drawing, are completed and available for occupation: Blocks 3 and 5 (changed from 6)

3.13 In line with this approval, Blocks 1, 2, 4, 6, 7, and 8 have been completed, enabled by the construction of Hamlets A, C, D, E, F, G and H.

3.14 The restoration of Block 6 has recently been completed with the first owners now in occupation.

3.15 Therefore, Block 3 and 5 remain the final listed buildings to be converted to flatted development and Hamlet B will facilitate the delivery of this.

3.16 Work has already begun on Block 5 with strip out works and stabilisation completed, a full building warrant is pending approval to allow full restoration works to commence.

3.17 Block 3 and 5 (see figures 4) are part of a group of asylum buildings in the French Renaissance style with Scottish Baronial details in red sandstone. Block 3 in particular is the “jewel in the crown” of the conversion buildings at Gartloch Village and the most highly detailed building on the development. It is a Category A-Listed 3-storey 13-bay symmetrical block with 2 imposing stair/water towers, single pile with corridor. Its current condition is very poor and as such, it is included within the Buildings at Risk register. Therefore, the future delivery and sensitive restoration of Block 3 and 5 must not be overlooked in the consideration of the development proposal for Hamlet B.

3.18 The master plan approval has previously agreed the method to enable the successful completion of the development through enabling development and as such has been completed as agreed.



Figure 4A - Building 3 – Historic Image c1994



Figure 4B - Building 3 – 2025

Housing Emergency

3.19 In May 2024, the Scottish Government declared that Scotland is in a “National Housing Emergency”. The definition of “emergency” in this context is a key consideration in both development management and development planning. An emergency is defined as a serious, unexpected, and often dangerous situation requiring immediate action.

3.20 At the Glasgow City Administration Committee (CAC) on Thursday, 30 November 2023, councillors agreed the unprecedented pressures facing the council in relation to homelessness has forced its hand to declare the city is now experiencing a housing emergency.

3.21 The site at Gartloch directly responds to the National and Local housing emergency. Hamlet B can deliver 49 new homes, whilst also facilitating the conversion of the 2 remaining Category A-Listed buildings to provide 25 new 1, 2, and 3 bedroom apartments.

3.22 There is detailed technical information and studies that evidence this phase can be delivered.

4. PLANNING HISTORY

The Site

4.1 The application site has a detailed planning history dating to the early 2000s. The key previous applications are summarised below in chronological order:

Table 1 - Site Planning History

Planning Reference	Decision
97/01071/DC – Erection of housing	Outline Planning Permission Granted Subject to conditions (May 2001)
97/01071/DC Approval of Master Plan	Approval of Master Plan (August 2001)
04/00010/DC - Amendment of condition 13 of application 97/01071/DC	Grant Subject to Condition(s) (12 Feb 2004)
07/01755/DC - Erection of a residential development	**Withdrawn** after Validation June 2007
07/02013/DC - Erection of residential development.	Withdrawn August 2014
24/02772/FUL - Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works	Refused September 2025 – *subject of this appeal to LRB.*

5. PROPOSED DEVELOPMENT

5.1 The Applicant is seeking Full (detailed) Planning Permission for the erection of residential development at Hamlet B, Heatherbank Road, Gartloch.

5.2 The proposed development will regenerate a vacant allocated site through the delivery of 49 high-quality homes with landscaping, play area and new active travel routes set within the wider Gartloch Village masterplan area. The below provides a description of the Proposed Development:

Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works.

5.3 Pedestrian access would be taken from Heatherbank Road to the north and west of the site and via active travel routes to the east and south of the site. The proposed vehicular access would be taken from an existing junction at Heatherbank Road to the west of the site.

5.4 In summary, the Proposed Development comprises:

- Site Area – 1.94ha;
- Local application for residential-led development comprising:
    - Residential development = 49 units
        - 2-bedroom = 6 units;
        - 3-bedrooms = 21 units
        - 4-bedrooms = 12 units
- Amenity Open Space, Public Realm, and Equipped Play provision;
- Vehicle access from Heatherbank Road; and
- Pedestrian Access from Heatherbank Road to the north and west of the site and via active travel routes to the east and south of the site.

Connections and Permeability

5.5 The appellant has prepared a Plan to demonstrate the proposed path network within the site and connections to the wider Gartloch Village (figure 5). The site layout proposes a series of rural paths, tarmac link footpaths (with lighting) and proposed adopted footpaths alongside the road network.

5.6 Further, there is a rural footpath connection to the core path network (C88 and C89) in the south with direction signage highlighting routes to Gartloch Village, Drumpellier Park and Provan Hall.

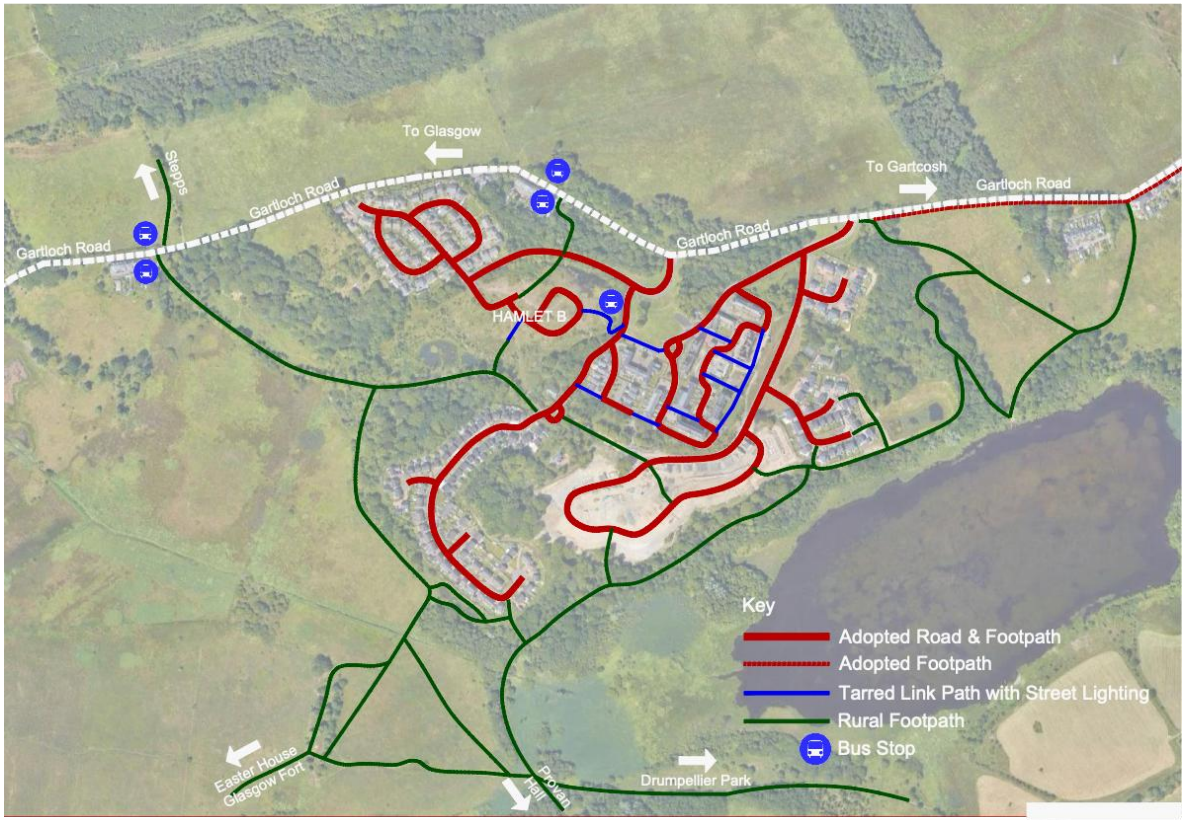


Figure 5 - Indicative Path Network at Gartloch Village and Hamlet B

Open Space

5.7 In addition, figure 6 conveys the quantity of open space within the wider Gartloch Village. The village open space includes an abundant mix of woodland, SUDs ponds and communal landscaped areas.

5.8 The area shaded in green (figure 6) translates to approximately **58 acres** of open space directly associated with the Gartloch Village development. This provides around 59% of the total Village area as open space.

5.9 The Village Green an area already provided within the existing developed village is used for sports, casual recreation and village events including most recently the annual Gartloch Village Gala Day.

An equipped play area is located in Hamlet E and a further is proposed in Hamlet B specifically located to encourage use from other areas of the Village. There is also a Kitchen Garden in the historic complex, however this facility will be privately owned and used by residents of only three converted buildings and thus, it is not a communal facility for the wider development.

5.10 Maintenance of Gartloch Village open space is secured through the appointment of Greenbelt Group. The land within the blue line boundary shaded green in figure 6 below is maintained by Greenbelt on behalf of the residents. Each property in the development pays a maintenance fee that covers routine upkeep such as grass cutting, hedge trimming, play area maintenance and insurance, and woodland management. Please refer to Appendix A4 for further information.

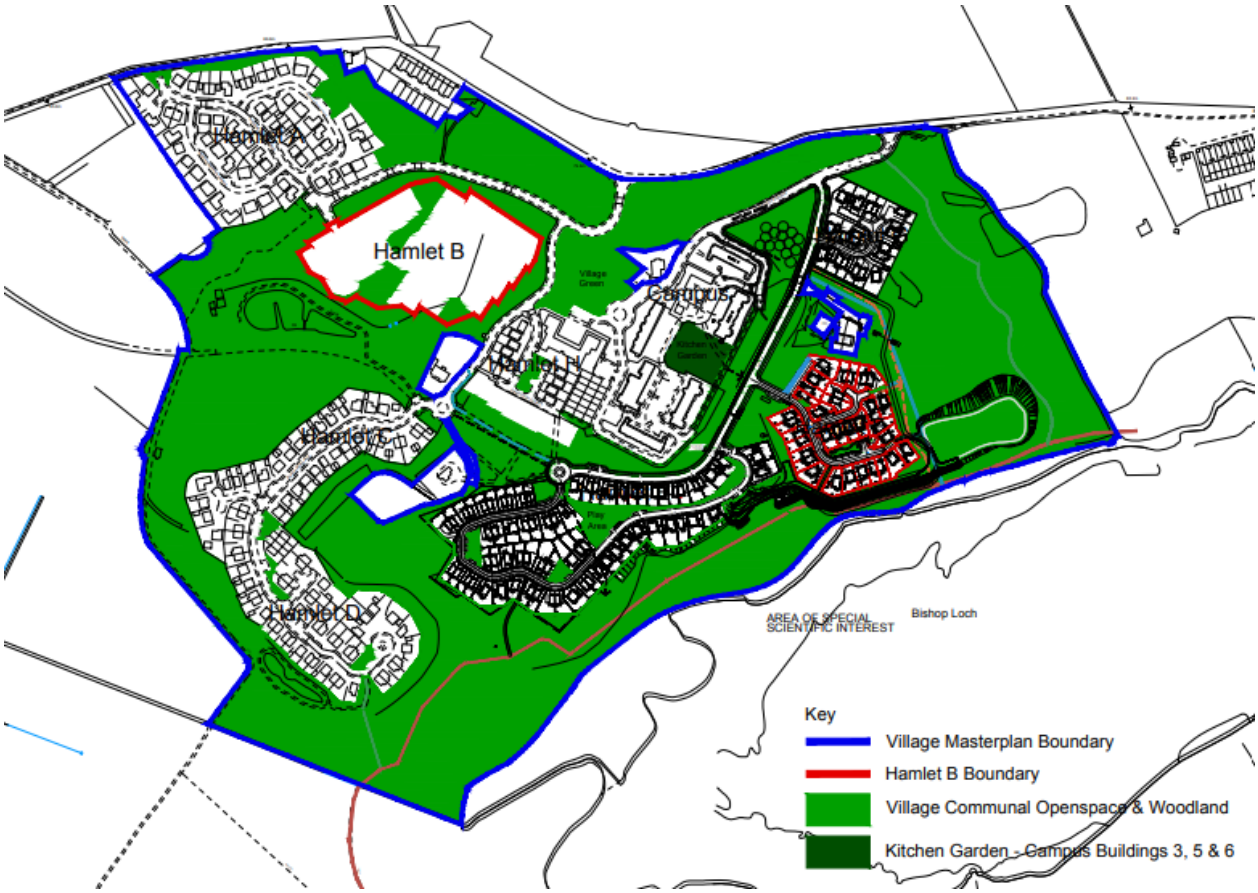


Figure 6 - Wider Open Space Plan - Gartloch Village

6. PLANNING MERITS ASSESSMENT

6.1 This section provides an overview of the key development plan provisions and policies as they relate to the proposed development.

The Development Plan

6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states that:

"Where making any determination under the planning Acts, regard is to be had to the Development Plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan."

6.3 The Development Plan in this case comprises the adopted National Planning Framework 4 (NPF4) (2023) and the adopted Glasgow City Development Plan (adopted 2017).

6.4 Unlike previous versions of the Scottish National Planning Framework, NPF4 forms part of the statutory development plan alongside LDPs and any adopted Supplementary Guidance - and is now a principal consideration in the determination of planning applications.

6.5 Following its adoption on 13th February 2023, NPF4 supersedes both NPF3 and Scottish Planning Policy (SPP), as well as Strategic Development Plans (SDPs) which no longer form part of the Development Plan.

6.6 A detailed review of the relevant development plan policies is set out below.

National Planning Framework 4 (2023)

6.7 NPF4 was approved by Scottish Ministers on 11th January 2023, before being formally adopted by Scottish Ministers on 13th February 2023. NPF4 is the national spatial strategy for Scotland and sets out the Scottish Government's spatial principles, regional priorities, national development, and national planning policy.

Glasgow City Development Plan (GCDP)

6.8 Glasgow's City Development Plan was adopted in March 2017, replacing City Plan 2 (2009). The Plan sets out the Council's vision and strategy for land use whilst also providing the basis for assessing planning applications.

Policy Theme	Relevant Policies	Policy Analysis
Principle of Residential Development	**NPF4** • Policy 16 (Quality Homes) • Policy 17 (Rural Homes) **Glasgow City Development Plan** • CDP 10: Meeting Housing Needs	The site is **allocated** for housing and is included within the **Glasgow City Development Plan (adopted 2017), Housing Land Supply** (Housing Land Audit 2024 ref: 2903G). The site has an identified capacity of 59 units within the HLA, whereas the proposed development seeks planning permission for a total of 49 units. The proposed development therefore promotes and prioritises quality resident experience and placemaking over quantity. A range of 8 different house types are proposed, ranging from 2 to 4 bedroom. House types are a mix of semi-detached and detached properties reflecting the typologies within the surrounding Hamlets. New homes are provided in a range of scales and forms to provide variety within the streetscape and meet the varying needs of different owners. NPF4 Policy 16: Quality Homes criterion e) requires 25% delivery of affordable housing from market housing developments to address local housing requirements. The CDP does not state such a requirement rather, affordable housing targets are met and delivered through the Strategic Housing Investment Programme. Therefore, it is not considered necessary to apply a 25% contribution to the Proposed Development in this instance. This approach is consistent with how criterion e) has been applied to other residential applications approved by Glasgow City Council since the adoption of NPF4. In May 2024, the Scottish Government formally declared a national housing emergency and in December 2024 Glasgow City Council declared a housing emergency. Hence, the delivery of an allocated housing site is of critical importance for the local authority. The proposed development would act as sustainable and logical development to conclude the final phase of the Gartloch Village masterplan. Its completion will facilitate the residential conversion of the last remaining Category A-Listed historic buildings within the site, a approach that has already been agreed and set in the master plan approval. This approach has been successfully implemented on previous phases. In response to Policy 17 – Rural Homes, the site is allocated for housing (part a.i); the proposed design and density is suitably scaled and is in keeping with the established character of the area (part a); the site is identified on the vacant and derelict land register (part a ii); and the site is also the final element of the Gartloch Masterplan to enable the development of the historic Category A-Listed building (part a iv). Therefore, it is considered the proposal complies with Policy 17.

Policy Theme	Relevant Policies	Policy Analysis
		Additionally, a Local Living Assessment (Iceni Projects, 2025 – Document 6) has been undertaken to provide a contextual understanding of the social and community infrastructure surrounding the site and confirm the suitability for residential use. It was concluded that the site is suitable for residential development for it offers sufficient access to primary and secondary education facilities, healthcare services, open space, retail and dining outlets and community facilities. The LLA also concluded there is sufficient Healthcare and education capacity within the local area.
Climate Change Considerations	**NPF4:** • NPF4 Policy 1 (Tackling the Climate and Nature Crises) • NPF4 Policy 2 (Climate mitigation and adaptation) • NPF4 Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) • NPF4 Policy 19 (Heat and Cooling) **Glasgow City Development Plan** • CDP2 & SG2 Sustainable Spatial Strategy	**Land Use** The proposed development will not result in the development of designated greenfield or greenbelt land. The proposal will see the sustainable development of an allocated housing site within a wider masterplan setting. **Low and Zero Carbon Generating Technologies (LZCGT)** The site will promote appropriate energy saving and renewable energy generating technologies within the residential development to minimise lifecycle greenhouse gas emissions and reduce carbon emissions from large-scale energy generation. Air Source Heat Pumps will be utilised at the site to remove reliance upon mains gas. We note that in the initial planning permission submissions the Energy Statement prepared by Kraft the intention was designed to promote improvement in target emission rated to meet Gold Aspect 2 as a minimum under the auspicious of promoting Low and Zero Carbon Generating Technologies (LZCGT) and the report did outline the improvements to the betterment of the minimum carbon emission targeted reductions, however a minor error incorrectly noting the use of gas boilers in one section was simply an admin error and we confirm that no gas boilers are intended to be used on site. The corrected Energy Statement taking out the typing error accompanies this application. Additionally waste water heat recovery is proposed to each plot as noted in the Energy Statement. We confirm as per current building regulation each plot will be provided with Electric Vehicle charging infrastructure which will mitigate carbon emissions and encourage uptake of more efficient travel methods.

Policy Theme	Relevant Policies	Policy Analysis
		All properties will meet the Gold Hybrid sustainability standard. **Passive Solar Gain** New buildings will be orientated towards the south and west where possible in order to capitalise upon the benefits of passive solar gain. **Site Investigation** Prior to submission of the planning application the site investigation by Mason Evans was submitted for pre-application review to GCC Geotechnical in November 2023. A response was received in July 2024 which requested some additional supplementary investigation works. It was noted by GCC Geotechnical if the supplementary information is not available at application stage they would be "**satisfied to recommend the usual safeguarding conditions subject to these being agreeable**". Therefore the supplementary site investigation could have been a condition of an approval. The previous site investigation by Mason Evans and GGS have both confirmed the site is safely developable and the application should not of been refused based on supplementary information not being completed. A scope of works has since been agreed with Geotechnical and the supplementary site investigation by Geovia is nearing completion and we expect this to be completed mid December 2025. This information can be suitably conditioned as previously agreed. **Connectivity** The proposed development layout incorporates pedestrian connections to the north, east, west and open space to the south. The layout promotes permeability within the site and improves connectivity to the surroundings which provides links to walking and cycling routes, bus and train services, reducing the need to travel by car. **Sustainable Drainage** • Surface water from Hamlet B will be directed to the **existing SUDS pond** southwest of the site previously design and installed to accommodate the development of Hamlet B as well as other completed areas of the development.

Policy Theme	Relevant Policies	Policy Analysis
		• **Porous paving** will be used on private driveways, with additional treatment provided by the existing established SUDS pond. • Although not required as part of the drainage infrastructure, 84 new heavy standard trees are proposed to be planted across the site adding to the natural sustainable drainage of the site which will improve as the trees become more established. **Flood Risk** • The application is supported by an Updated Drainage and Flood Risk Assessment and 3rd party certification checks by Terrenus. Copies of certification are provided with this application. • The site is **not at risk** from coastal or fluvial flooding. • A **minor pluvial flood risk** exists in the northeast corner due to historic site levelling works; this will be mitigated by Hamlet B's development and new drainage infrastructure. • **SEPA's updated flood maps (March 2025)** show potential ponding along the southwestern boundary. Proposed site level increases and formal drainage remove any risk to any proposed dwellings. • **Site levels** along the southern boundary will be raised from ~81.8mAOD to a minimum finished floor level of **85.4mAOD**, with the lowest proposed level at **83.4mAOD** in the southeast all levels well above the established flood risk. Please refer to Section 08 for detailed review of the Drainage Strategy and FRA.
Biodiversity	**NPF4** • NPF4 Policy 3 (Biodiversity) • NPF4 Policy 4 (Natural Places) • NPF4 6 (Forestry, Woodland, and Tree) **Glasgow City Development Plan**	A Chief Planner Letter (dated April 2025) states: *Improving biodiversity is a cross-cutting theme which runs throughout NPF4. Where relevant and applicable, applicants will want to consider how policy 3b has been addressed. NPF4 does not specify or require a metric to be used, though the policy makes clear best practice assessment methods should be utilised. As we have set out in our draft Biodiversity guidance, the absence of a universally adopted Scottish methodology or tool should not be used to frustrate or delay decision making, and a flexible approach is crucial.* To facilitate some of the link footpaths at key location some minor tree removal is required. A tree report has been previously provided noting that a majority of the trees that are

Policy Theme	Relevant Policies	Policy Analysis
	• CDP7 & SG7 Natural Environment	proposed to be removed are of poor quality and suitable replacement is proposed within the landscape proposal. The Ancient Woodland noted in previous comments located to the north of the site has proven to not be accurate and is located on the north side of the Heatherbank Road however if the boundary was as shown on the NatureScot maps the buffer area has been provided within the development. The previously submitted PEA has since been superseded by a new report prepared by Ironside Farrar, Ecology and Biodiversity Enhancement and Management Plan (2025) which includes updates and detailed recommendations for the future development of the site. The Ecology and Biodiversity Enhancement and Management Plan (Ironside Farrar, 2025) includes on-site and off-site enhancements within the wider area. It notes the declassification of the previously noted priority open mosaic habitat in accordance with UK Habitat (UKHab) classification system. Within the report it is confirmed that the proposed measures of enhancement including landscaping, planting and habitat creation will result in and overall biodiversity gain for the proposed development. The proposed development will enable the removal of *Rhododendron Ponticum* which is an invasive species, this will then allow for extensive replanting of native species in return. Extensive replacement tree planting is proposed as recommended in the biodiversity and landscape proposals. Given the above, the proposed development seeks to enhance the character and quality of the landscape area by creating linkages to the wider Gartloch Village and surrounding landscape. The proposal also incorporates well-designed boundary treatments at the development edge including additional native tree planting to increase habitat connectivity and vertical structure. Additionally, the proposal will enhance biodiversity and promote robust ecosystem connectivity within and beyond the site boundary. This is in line with the NatureScot (2022) Developing with Nature Guidance. Please refer to Section 08 for a detailed analysis and review of the proposals for biodiversity enhancement.
Soils	**NPF4**	The proposed development has an element of peat within the site boundary. The peat runs through the central area of the site and it is particularly worth noting that the peat is buried

Policy Theme	Relevant Policies	Policy Analysis
	NPF4 Policy 5 (Soils)	at depth on site, some plots and roads are located over this area and extensive previous SI reports and specialist testing has confirmed suitable solutions to build over these areas. The peat will remain on site at the buried depth, will not be excavated, removed or burned. Prior to submission of the planning application the site investigation by Mason Evans was submitted for pre-application review to GCC Geotechnical in November 2023. A response was received in July 2024 which requested some additional supplementary investigation works. It was noted by GCC Geotechnical if the supplementary information is not available at application stage they would be "**satisfied to recommend the usual safeguarding conditions subject to these being agreeable**". Therefore the supplementary site investigation could have been a condition of an approval. The previous site investigation by Mason Evans and GGS have both confirmed the site is safely developable and the application should not of been refused based on supplementary information not being completed. A scope of works has since been agreed with Geotechnical and the supplementary site investigation by Geovia is nearing completion and we expect this to be completed mid December 2025. This information can be suitably conditioned as previously agreed. The updated ecology report (Ironside Farrar) notes that site investigation supported by dig locations established that peat exists buried at a depth of approximately 6 metres. Historical infilling and regrading over the course of the site's former land use have entirely removed surface peat habitat. As such, this buried peat no longer supports the flora and invertebrate communities associated with intact peatland, nor does it function as an active carbon sequestration sink under current environmental conditions. It is confirmed that the peat has no habitat value at the buried depth.
Enabling Development	**NPF4** • Policy 7 (Historic assets and places)	NPF4 Policy 7 Criterion n) applies in this circumstance as the proposed development is a driver of enabling development whereby, the final Category A-Listed buildings—Block 3 and

Policy Theme	Relevant Policies	Policy Analysis
		Block 5 would be restored and repurposed following the development of the site. As established in previous planning approvals.
Waste	**NPF4** • Policy 12 (Zero Waste) **Glasgow City Development Plan** • CDP 5 Resource Management	It is anticipated that general household waste and recycling will be generated on a normal domestic scale. The planning application was refused on the basis that it does not sufficiently demonstrate a swept path analysis for refuse collection. Although a swept path analysis was previously provided no issues with the proposal were highlighted at consultation stage. Subsequently the refusal reason noted the size of the bin lorry was not sufficient and could have been addressed via a suitably worded condition. An updated swept path analysis accompanies this application and confirms compliance with the current standard refuse truck size (11.7m). Additionally, the revised layout provides 5 bins per dwellings and 2no. turning heads have been removed to reduce the extent of adopted road and comply with CDP5.
Sustainable Transport	**NPF4** • Policy 13 (Sustainable Transport) **Glasgow City Development Plan** • CDP 11 Sustainable Transport	The site is identified within an area of 'below base' accessibility to public transport' and is within the Outer Urban Area (SG11). The site is in proximity to a major road proposal identified within the CDP (Gartloch Road Update, Ref: T008), therefore, it is recognised that the use of the private car is to be expected within this area of Glasgow. **Public Transport Accessibility:** There will be a footpath connection that connects the site to Heatherbank Road and Gartloch Road where further bus stops are situated that operate the 310 bus service. The village has a regular bus service which runs from Moodiesburn to Shettleston with a key stop at Glasgow Fort providing access to further bus routes. The hourly bus service 310 operated by ARG Travel provides connections to Easterhouse Sports Centre, where healthcare facilities and retail (Morrisons, the Lochs Shopping Centre) are within 10 minutes walking distance. The 310 bus services also provide a direct connection to the Glasgow Fort.

Policy Theme	Relevant Policies	Policy Analysis
		The site is approximately 1.6km to the south-west of Gartcosh Village which is c. 30 min walk or 10 min cycle. An existing path network links to Gartcosh train station which provides links to major towns and cities. **Active Travel Opportunities:** The overall development is surrounded by mature woodlands which include many rural woodland paths provided as part of the overall master plan approval and provides access into Glasgow City Councils “C88 & C89” core path network located to the South on the opposite side of Bishop Loch. The site will provide formal and informal permeable routes to connect to the wider area and provide access for existing village residents into Hamlet B. This proposal is included within the blue line, applicant owned land and is part of the wider master planned site, thus the delivery of these routes can be conditioned. We would disagree that the proposal is "poorly designed, prioritising the private car over pedestrians and other more sustainable transport methods" given there are 4 pedestrian accesses proposed and only one access for vehicles. On a quantitative basis, pedestrians have more access opportunities than vehicles. Two of these routes also connect to modes of public transport and footpath networks provide links to the core path network and links to Gartcosh Train Station. The proposed development will improve local public access routes. **Reducing Emissions from vehicular travel:** The proposed development will provide passive Electric Vehicle charging infrastructure to each plot to encourage sustainable private travel and encourage the uptake of more sustainable personal transport. In addition, the site benefits from proximity to public transport/active travel routes, providing realistic opportunities for future and existing residents to walk, cycle, or use public transport. This further mitigates the carbon emissions from transport. **Traffic Generation:** The proposed development does not introduce a new or unfamiliar use to the site or the surrounding area.

Policy Theme	Relevant Policies	Policy Analysis
		Furthermore, the level of traffic associated with the proposal would be typical of a standard residential development. Residential traffic is generally low-intensity, predictable, and dispersed throughout the day, and the scale of the proposal does not exceed what would ordinarily be expected within a residential setting. There is no evidence to suggest that the development would generate traffic beyond normal residential thresholds or result in adverse impacts on the local road network. In addition, the site benefits from good proximity to public transport/active travel routes, providing realistic opportunities for future and existing residents to walk, cycle, or use public transport. This further reduces the likelihood of significant traffic generation from the development. **Safety Measures:** The revised design incorporates safety measures where a lighting strategy is proposed to illuminate the proposed link paths to the east and west that link walking/cycling routes to public transport points. The proposed internal layout has been designed based on the principals of Designing Streets in a looped format to ensure it provides a safe environment for all modes of transport.
Placemaking	**NPF4:** • Policy 14 (Design, Quality and Place) **Glasgow City Development Plan** • CDP1 & SG1 Placemaking • CDP2 & SG2 Sustainable Spatial Strategy	The proposed development promotes the following place principles: **Healthy:** The development ensures natural and passive surveillance over pedestrian and active travel routes and open space areas to ensure the safety of all groups. **Pleasant:** The proposed development creates an attractive new layout at the site with well-designed urban form, that respects and enhances the existing character of the area. **Connected:** The proposed development will provide formal and informal permeable routes to connect to the wider area. On a quantitative access, pedestrians have more opportunities than vehicles. Two of these routes also connect to modes of public transport. **Distinctive:** The Proposed Development would use high quality materials suitable for the location and chosen for their durability and maintenance. The proposal also introduces

Policy Theme	Relevant Policies	Policy Analysis
		feature walls and landscaping at prominent corners and edges to promote distinctiveness and high-quality design. **Sustainable:** The proposed development will promote sustainable development through climate resilient design considerations as well as enhancing the blue/green infrastructure on site **Adaptable:** The future development design and associated materials will be durable and resilient, ensuring that the site is sustainable in the long term. Within SG2 Greater Easterhouse SDF - The site is identified as a Brownfield site with development potential. See Appendix A1. Therefore, in line with SG1 and SG2, the proposed development contributes to good quality and sustainability placemaking as it would encourage growth at a sustainable in-fill site to complete the Gartloch Village Masterplan.
Local Living	**NPF4** • Policy 15 (Local Living and 20 Minute Neighbourhoods) **Glasgow City Development Plan** • CDP1 & SG1 Placemaking • CDP2 & SG2 Sustainable Spatial Strategy	The Scottish Government produced guidance in April 2024: 'Local Living and 20-minute neighbourhood ' to provide further clarity on how this concept should be applied in practice. The guidance notes that the principles of local living, in particular the 20 minute neighbourhood approach, may be more easily achievable where there are generally higher population densities like those found in urban areas. A Local Living Assessment (Document 6) has been prepared by Iceni Projects (November 2025) in support of the LRB. Educational Infrastructure is acknowledged to have capacity as do GP practices, additionally there is adequate level of community facilities available locally. The introduction of a new residential population may also assist in supporting the continued operation of these current local services. The proposed development will also improve the accessibility to public transport and opportunities for active travel within the area. The proposed development will provide formal and informal permeable routes to connect to the wider area. This will provide a benefit for new and existing residents of the area. Please refer to Local Living Assessment for more information.

Policy Theme	Relevant Policies	Policy Analysis
Open Space and Play Provision	**NPF4** • NPF4 Policy 20 (Blue and Green Infrastructure) • NPF4 Policy 21 – Play, recreation and sport **Glasgow City Development Plan** • CDP6 & SG6 Green Belt and Green Network	The SUDs area would provide a transitional landscape zone and landscape buffer to the ancient woodland to enhance blue/green infrastructure on site. The proposed development provides safe play spaces that benefit from passive surveillance of overlooking dwellings. The proposed development provides an area of equipped play alongside areas of landscaping that will utilise natural materials and provide imaginative and incidental play. The play area has been located to encourage use from other areas of the village and link into the surrounding village wide landscape areas. The location of the play area provides a welcoming pedestrian approach from the existing access paths to the south of the site and naturally lead into Hamlet B to provide further routes out to surrounding areas. The proposed development will enable additional connections to the wider Gartloch Village where there is an abundance of open space. Approx. 59% of the overall village is dedicated to open space which is provided in various forms including a mixture of Woodland, SUDs ponds and communal landscape areas. The Village Green located to the east of Hamlet B is a communal area that is utilised for sports, recreation, and community events. Finally, the proposed development will link to the play area in Hamlet E in the southeast via a combination of proposed and existing rural paths. Both the proposed play and existing recreational and sport areas offer the opportunity to improve physical and mental health for new and existing residents. In relation to SG6 contributions we note paragraph 5.24 that states the following, '*Where other developers can illustrate that the viability of a development proposal would be seriously compromised by requirements set out in this SG, the Council may consider relaxing the requirement for provision/contributions'.* Please refer to Section 09 of this Statement for further information on the proposed developer contributions.
Flood Risk Management	**NPF4** • Policy 22 – Flood Risk and Water Management **Glasgow City Development Plan**	The application is supported by an Updated Drainage and Flood Risk Assessment. The FRA notes the development site is not at risk of coastal flooding, nor fluvial flooding. There is a small area of pluvial flood risk in the northeast corner of the site, however, this is due to previous / historical works at the site. It is considered that the delivery of Hamlet B and

Policy Theme	Relevant Policies	Policy Analysis
	• CDP8 & SG8Water Environment	the introduction of a formal drainage network will reduce flows to the low point and land drainage will be installed in the area to manage the remaining risk. Additionally, flood modelling has been undertaken and confirms that there is no flood risk within the Hamlet B area or within the existing SuDS basin. The proposed development seeks to utilise a well-established existing SUDs pond that was constructed to accommodate the wider Gartloch development as well as the future (now proposed) Hamlet B phase. The SUDs area would provide a transitional landscape zone and landscape buffer to the ancient woodland. This would ensure that the existing surface water regime is mimicked and would respond better to the existing landform. DBA provided a supplementary letter in June 2025 to address GCC Flooding consultee comments; however, we note that the Report of Handling did not discuss the content of this letter rather included reference to the letter within the list of submission documents. Items addressed in the letter do not appear to have been considered in the refusal points. The proposal will utilise the SuDS strategy that was established for the wider masterplan and has been operational for over 20 years. The SUDS was developed to manage overland flows as part of the original drainage concept for the whole site. The proposed development represents the final phase intended to drain into the existing basin, and this was accounted for in the original masterplan design. The SuDS has been functioning for two decades and has subsequently developed its own unique ecosystem.
Cumulative Impact and Material Considerations	**NPF4** • Policy 18 (Infrastructure First) • Policy 25 (Community Wealth Building) **Local Place Plan:**	Fundamental to community wealth building is the right to a warm and safe home. The delivery of this allocated housing site will contribute to this where good quality homes in the right location with a mix of tenures are the foundation on which communities can build wealth and ensure wellbeing. Garthamlock, Craigend & Gartloch Local Place Plan acknowledges that it is a priority in Gartloch to bring degrading/unfinished hospital buildings back into use as high quality housing. Hence the proposed development would deliver much needed new homes on an allocated housing site to enable the restoration of the remaining listed buildings associated

Policy Theme	Relevant Policies	Policy Analysis
	Garthamlock, Craigend & Gartloch	with the former Gartloch Hospital. The proposed development will deliver meaningful Community Wealth Building benefits, as it directly aligns with one of the key priorities set out in the Local Place Plan.

Material Considerations

Enabling Development

6.10 As noted in Section 3, the delivery of the residential development at Hamlet B would enable the restoration of the remaining listed buildings a method previously agreed in the master plan approval.

Garthamlock, Craigend & Gartloch Local Place Plan - March 2025

6.11 The Local Place Plan ("LPP") aims to achieve these objectives while also addressing related priorities such as active travel, community wealth-building, empowerment, local living, and fostering a skilled workforce.

6.12 The LPP includes a priority for: '*Gartloch to bring degrading/unfinished hospital buildings back into use as high quality housing or facilities*.' Therefore, there is support for the wider regeneration of Gartloch Village and Hamlet B represents the final phases of this vision and will facilitate the conversion and safeguarding of the 'unfinished hospital buildings'.

6.13 Specifically, the following LPP 'priority categories' are listed below and the proposed development response is highlighted in bold:

1. Walking Through Nature

   Improved pedestrian links to the wider Gartloch Village open space and woodland. The wider Gartloch Village has linkages to core paths C88 and C89.

2. Getting Infrastructure and Developments Right

   Delivery of 49 new high-quality homes set within the wider landscaped setting of Gartloch Village. The proposed development also incorporates a new play area for Gartloch.

3. Neighbourhoods at the Heart

   The Gartloch Village masterplan comprises approximately 100 acres of land, of which approximately 58 acres is green open space contributing to the health and wellbeing of the neighbourhood.

4. Building Positive Futures

Contribution to the open space managed and maintained by a Factor will ensure the high-quality public realm within the Gartloch area. The new homes will be energy efficient, adopt Low and Zero Carbon Generating Technologies (LZCGT).

5. Social Activities for All Ages.

The proposed development incorporates a new play area for Gartloch. The delivery of Hamlet B will also increase the population of Gartloch Village to sustain local services, amenities and facilities. Gartloch Village also acts as a focal point for the local community, with approximately 58 acres of open space for local residents to enjoy and explore.

Site Effectiveness

6.14 The site is considered to be an effective site in terms of the criteria set out in Planning Advice Note 2/2010: Affordable Housing and Land Supply. The commentary below relates to the criteria in the PAN 2/2010.

- Ownership – The land is within sole ownership of Oak-NGate Ltd. Oak-NGate have considerable experience working with the site and the wider area as they have been engaged in the masterplan project for over 20 years. The site is therefore in the ownership of a party that is willing and intends to complete the Gartloch Village Masterplan.

- Physical – The site is not at risk of coastal flooding, nor fluvial flooding. The Ironside Farrar Ecology and Biodiversity Enhancement and Management Plan (2025) acknowledge the presence of peat within the site and have confirmed due to the peat being buried it has no habitat or ecological value. As such, this buried peat no longer supports the flora and invertebrate communities associated with intact peatland, nor does it function as an active carbon sequestration sink under current environmental conditions.

- Contamination – There are no known contamination issues or environmental issues that would prevent the site from delivering development over the plan period. The site investigation by Mason Evan and GGS has previously confirmed the site can be safely developed. The supplementary site investigation by Geovia is nearing completion and we expect this to be completed mid December 2025. This information can be suitably conditioned as previously agreed.

- Deficit Funding - There are no deficit funding issues regarding the site. It is wholly in private ownership. A review of SG6 contributions is requested due to the wider enabling development proposal and viability impact on the delivery of Hamlet B and Block 3 and 5.

- Marketability – This is a highly marketable location for housing development, and Oak-NGate Ltd have no concerns in promoting this at the earliest opportunity.

- Infrastructure –There are few infrastructure issues that rule out this site coming forward for housing within the short term (2-4 years). Any future infrastructure constraints can be mitigated against by the developer. Oak-NGate ltd would propose to commence works within 1 year of approval subject to clearing conditions and gaining other relevant statutory approvals.

- Land Use – The site is in a brownfield condition, and the site is allocated within the current CDP as part of the housing land supply, this is a sustainable location for the creation of a new residential development. The site is also acceptable from a transportation and engineering perspective.

7. THE PLANNING APPLICATION PROCESS

7.1 This section outlines the planning application process associated with the appeal site. Please note Iceni Projects was instructed in October 2025 to advise the appellant through the Local Review process. There has been no involvement during the pre-application or post-submission stages of the development management process.

Submission

7.2 The application for Planning Permission was submitted to Glasgow City Council in November 2024 by the Appellant. The application was validated on 28th November 2024 and allocated the reference number 24/02772/FUL.

7.3 We understand the application received one public objection (this public comment has been duplicated on the online portal).

7.4 The case officer issued a summary of comments on 13th March 2025 (D14).

Contaminated Land & Geotechnical Consultee Comments

7.5 Prior to submission of the planning application the site investigation by Mason Evans was submitted for pre application review to GCC geotechnical in November 2023. A response was received in July 2024 which requested some additional supplementary investigation works. It was noted by GCC geotechnical if the supplementary information is not available at application stage they would be **"satisfied to recommend the usual safeguarding conditions subject to these being agreeable"** (D03). Therefore the supplementary site investigation could have been a condition of an approval.

7.6 Geovia reviewed previous SI comments and shared a proposed scope for the additional ground investigation works required to be carried out at the site on 25th June 2025 and GCC shared a response on 29th July 2025. Geovia then responded in relation to the scope for the supplementary ground investigation works and GCC confirmed no further comments on the proposals on 1st October 2025. Geovia then progressed with the ground investigation works in Autumn 2025. The final report is expected mid December 2025 although it has been agreed this information can be suitably conditioned within a planning approval.

GCC Flood Consultee Comments

7.7 Although not available on the public planning portal, we note that the applicant received the GCC Flood consultee comments via the case planning officer in March 2025. Copies of the correspondence is provided alongside the Notice of Review (D02). A detailed response to the GCC

Flood comments was submitted in June 2025. Further discussion was requested on the application comments to resolve any queries, no further discussion was forthcoming.

Planning Case Officer Comments

7.8 As noted above, planning officer comments were issued to the applicant on 13th March 2025 (D14). This included comments on site layout, design, biodiversity and Flood Risk comments.

7.9 The applicant responded to these comments (D67) with input from technical consultants on ecological matters and further surveys, and drainage and flood risk.

Determination

7.10 The application was determined by the Council under delegated powers on 1st September 2025. The determining issues for this appeal are considered within this Statement.

8. STATEMENT OF APPEAL

8.1 The principle of the Proposed Development is supported by statutory development plan policies as highlighted within this statement.

A full review of the reasons for refusal and response is outlined in further detail below. The application was determined by the Council under delegated powers on 1st September 2025. The determining issues for this appeal are considered within this Statement, and relate to the following reasons for refusal:

Reason 01

The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

8.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

8.3 In relation to NPF4, Scottish Ministers have continued to reinforce that policies should be read and applied as a whole and that conflicts between policies are normal and to be expected. The planning system requires decision makers to weigh up all relevant policies, for example, **quality homes**, rural homes, brownfield development and town centre living, as well as relevant material considerations in applying balanced planning judgement.

8.4 Firstly, the application site is included within the Glasgow City Development plan (adopted 2017) Housing Land Supply. Therefore, the site is allocated for housing development where Policy CDP10 and SG10 Meeting Housing Needs apply. This allocation for housing represents the agreed position of the Council. The aim of CDP10 is to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

8.5 It is considered that the principle of housing development at the site is in accordance with the Development Plan. Additionally, as noted in Section 06 – overall the proposal is in accordance with Development Plan policies.

8.6 Secondly, within the SG2 - Greater Easterhouse SDF - the site is identified as a Brownfield site with development potential. See Appendix A1

8.7 Thirdly, it is considered that the wider existing Enabling Development agreement to ensure the conversion of Category A-Listed buildings is a material consideration in the planning assessment.

Reason 02

The proposal is contrary to Policy 1 'Tackling the climate and nature crises' and Policy 2 'Climate mitigation and adaption' of NPF4 and CDP 5 & SG 5: Resource Management of the City Development Plan (adopted 2017), in that sustainability and addressing the climate crisis is not prioritised within the proposals. The proposals feature overall biodiversity loss within the site as well as discrepancies in the energy systems proposed within the submitted information and a lack of information and clarity on flood risk, drainage and water management.

Sustainability and addressing the climate crisis

8.8 The development will incorporate low and zero carbon generating technologies (LZCGT) to ensure emissions from the development are minimised. Specifically, the Energy Strategy by Kraft confirms the proposed development will include Air Source Heat Pumps and Wastewater Heat Recovery Systems to minimise lifecycle greenhouse gas emissions.

8.9 Further, Kraft confirm the scheme has been designed to maximise southeast & southwest facing aspects and that all new dwellings will be deemed to meet the Gold sustainability level criteria in respect of CO2 emissions.

8.10 Electric vehicle charging points will be provided to each property to encourage uptake of sustainable personal transport.

8.11 In terms of sustainable land use, the application site will recycle and optimise an existing land asset within Gartloch Village. Importantly, the proposed development will not result in the development of designated greenfield or greenbelt land. It also enables the restoration of two historic buildings bringing associated derelict land back into use.

Flood Risk, drainage and water management

8.12 The planning application was submitted in November 2024, comments in March 2025 noted the FRA did not reflect SEPA data that was released post submission in March 2025. The FRA was updated to reflect subsequently issued data.

8.13 A detailed response from DBA Engineers was submitted as part of the consultation queries to further explain the proposed drainage system. This information which addressed the comments raised has not been taken into account within the refusal reasons.

8.14 We note that the planning application was refused as it did not include any above or below ground Sustainable urban Drainage Systems (SuDS) or any form of attenuation within the red line boundary to limit the effects of climate change or discharge to the existing SuDS Pond/Basin.

8.15 However, DBA confirmed that the proposed development does not require underground storage facilities. Instead, the proposal will utilise the SuDS strategy that was established for the wider masterplan and has been operational for over 20 years. The SUDS was developed to manage overland flows as part of the original drainage concept for the whole site.

8.16 Please refer to the updated Drainage and Flood Risk Assessment Statement and Cover letter dated 26 June 2025 (DBA, 2025).

- **Flood Risk**

    - As noted in the FRA, the development site is not at risk of coastal flooding, nor fluvial flooding.

    - There is a small area of potential pluvial flood risk in the northeast corner of the site, however, this is due to previous / historical works at the site. It is considered that the delivery of Hamlet B and the introduction of a formal drainage network will reduce flows to the low point and land drainage will be installed in the area to manage the remaining risk.

    - Additionally, in March 2025 (post-submission of the application and accompanying FRA), SEPA updated the flood maps which demonstrate ponding within the site along the south western boundary. It is considered that the development of the site including the introduction of a formal drainage network and the proposal to raise site levels will remove potential for ponding in the south.

    - The lowest existing site levels site are noted to be located along the southern site boundary at a level of approximately 81.8mAOD. As part of the proposed development site levels along the southern boundary are to be raised, with plots in this area proposed to have a minimum finished floor level of 85.4mAOD. The lowest proposed finished floor level at a plot within the site is shown to be 83.4mAOD, located to the south-east of the site.

- **Foul Drainage**

    - It is proposed to drain foul flows from the proposed plots into the existing Scottish Water foul sewer located to the south of the site.

- A Pre-development Enquiry Application has been submitted to Scottish Water to confirm of there is sufficient capacity in the receiving sewer network and end of line wastewater treatment works to accommodate the development. Response has been received and is included in the Cover Letter Appendix (DBA, 2025)

- **Surface water drainage**

  - In summary, there are 3 sub-catchments: SUDS A; SUDS B, and SUDS C, all of which are constructed and operational and serve the entire Gartloch Village masterplan development. Please read *Document 04: Updated Drainage Masterplan* in conjunction with this section.

  - **SUDS A** serves the majority of the master planned development including the Core Campus area (refurbs); Hamlets A; C, H (constructed) and the proposed areas for Hamlet H2 and Hamlet B. These areas were all included in the original masterplan. SUDS A has been constructed and operational for approximately 20 years. The discharge point for this is into an existing surface outfall pipe from the site which in turn connects to an open ditch leading to Bishop Loch.

  - In recent submissions, DBA have provided modelling results which show that SUDS A will continue to operate satisfactorily including the proposed Hamlet B area, where that area has had additional modelled inflow to reflect changes in climate change allowances. It is proposed to discharge surface water flows from Hamlet B into the large existing SuDS pond located directly to the south-west of the site.

  - The section of drain which flows through the centre of the site and manages ponding to the north of the site will be removed from within the site. The ponding will be managed by the development of the site and management of road and plot drainage with the remaining risk managed by the installation of field drainage connected to the existing land drain out with the site boundary to the south of the site.

  - Aligned with the wider Gartloch Village strategy, porous paving will be installed on private driveways to provide an initial level of treatment at source. Additional treatment will be carried out in the end-of-line SUDS pond, which is also designed to effectively manage runoff from roads and rooftops.

  - Although not required as part of the drainage infrastructure, 84 new heavy standard trees are proposed to be planted across the site adding to the natural sustainable drainage of the site which will improve as the trees become more established.

Biodiversity

8.17 The Ironside Farrar Ecology and Biodiversity Enhancement and Management Plan (Document 5) (2025) outline on-site biodiversity measures. These measures have been proposed in conjunction with the landscape proposals (DWA, 2025). The landscape proposal includes a combination of grass mixes, wildflower and meadow grasses, shrub planting, tree and hedge planting, and woodland understorey planting across the site. The locations of wildflower corridors, hedgerow connections, and woodland clusters are strategically aligned with ecological greenways and planned movement corridors across the wider Gartloch Village area.

8.18 There are no existing trees located within the red line boundary, some minor tree removals are proposed to facilitate link footpaths and some garden retention at key locations. Existing trees surrounding the site will be retained and enhanced, invasive species such as rhododendron within the woodland boundary will be managed and removed as part of a phased programme outlined in the Enhancement and Management Plan.

8.19 Ironside Farrar outline biodiversity measures for on-site and off-site enhancement as shown in Table 2:

Table 2 - Biodiversity Enhancement and Management Plan - Ironside Farrar 2025

Biodiversity Enhancement	**Proposed Measure**
Woodland buffer creation and restoration	• **Woodland buffer and root zones are fenced off** before work begins. All **existing mature trees within designated buffer zones will be retained**. • Rhododendron ponticum is removed using mechanical methods and ecologist-supervised herbicide treatments. • Felled material is reused to create **habitat piles** and protective fencing for new plantings. • After invasive species are cleared, **native tree species** are planted. All plants are sourced from British nurseries, and planted in accordance with best practice for establishment and long-term resilience and maintained with staking, mulching, and irrigation. • Woodland floor is restored using plug plants and green hay.
Grassland, meadow and mosaic creation	• The enhancement focuses on converting central corridors and south-facing slopes into species-rich grassland and meadow.

	• Hedgerow and woodland-edge areas are sown. Meadow management follows best practice. • A layered mix of native understorey shrubs and bulb species will be planted in the north sector of the site; where this previously lacked such enhancements. • Additional understorey and bulb planting are proposed inside of the tree protection fence to the east, supporting improved structural and seasonal diversity.
Wet meadow (out with red line)	• A wet meadow mix grassland is proposed along the full extent of the burn from its southern start point (out with the red line. • In addition, the southern link path will now feature this wet meadow mix in place of hardstanding and bare ground, enhancing site drainage and supporting a greater diversity of wetland flora.
Shrub, hedge and amenity planting	• The development incorporates hedges, shrubs and amenity beds to increase habitat connectivity and vertical structure. • Hedges are planted in staggered double rows, while understorey mixes are planted in natural groupings. • Plantings prioritise density and biodiversity, with minimal pruning and annual mulching. • Damaged plants (through drought or disease) are replaced promptly, and maintenance includes thinning and replanting. • Pollinator-friendly perennials and evergreen species are added for seasonal interest and structural continuity.
Wetland, SUDS and standing water features	• The retained and enhanced wetland elements are essential for delivering biodiversity enhancement. • All SUDS ponds and drainage channels are ringed with at least 2 meters of native marginal species • Seasonal protections are in place for breeding amphibians, and maintenance avoids mechanical disruption. Natural materials are added to create habitats for reptiles and amphibians.
Deadwood microhabitats and faunal features	• Wildlife-friendly features include hedgehog highways, nesting boxes for birds, bats, and hedgehogs, and invertebrate hotels.

	• All suitable woody arisings, excluding invasive species or disease-affected material, are stacked into habitat piles, built into low brash walls, or left as standing snags if safe. • Spoil and turf from key areas are reused to form earth mounds and basking zones that support early-stage invertebrate species.
Peat characteristics and carbon sequestration value	• Site investigations confirm buried peat exists about 6 metres deep in parts of the site, but surface peat has been removed due to past infilling and regrading. • As a result, the peat no longer supports biodiversity or carbon sequestration, and no further ecological mitigation is needed beyond protecting the area from disturbance.

8.20 The Biodiversity Enhancement and Management Plan also includes greenspace and off-site enhancements within the wider area. Specifically, outwith the application development boundary, designated ownership and partnership lands offer potential for broader biodiversity improvements. Please refer to the Ironside Farrar Ecology and Biodiversity Enhancement and Management Plan (2025) for further information on open mosaic habitats and off-site Drainage Ditch, Settlement Ponds and Amphibian Compensation.

8.21 The Ironside Farrar Ecology and Biodiversity Enhancement and Management Plan confirms the site will achieve an overall gain in Bio-diversity.

Reason 03

The proposal is contrary to Policy 1 'Tackling the climate and nature crises', Policy 3 'Biodiversity', Policy 4 'Natural places', Policy 6 'Forestry, woodland and trees' and Policy 14 'Design, quality and place' of NPF4 and CDP 7 & SG 7: Natural Environment of the City Development Plan (adopted 2017), in that it is not clear from the information submitted how the development has been designed to avoid or mitigate the impact on biodiversity. There is a significant level of biodiversity loss across the site with little consideration on meaningful biodiversity enhancement, a number of the mandatory requirements and recommendations from the PEA have not been followed or proposed as part of the application, and as part of this, the layout of the proposal may have an impact on the root protection area of the adjacent ancient woodland inventory site

Biodiversity

8.22 As noted in response to Reason 02, The Ironside Farrar Ecology and Biodiversity Enhancement and Management Plan (2025) outlines the following on-site biodiversity measures in table 2 above.

8.23 Glasgow City Council has requested a clear account of habitat loss and gain to support the net gain assessment. Ironside Farrar (2025) demonstrate how biodiversity improvements, planting schemes, habitat design, and management strategies will enhance biodiversity beyond current levels. It will also address the removal of Category C trees and their direct replacement through mature woodland planting.

8.24 The Biodiversity Enhancement and Management Plan also includes greenspace and off-site enhancements within the wider area. Specifically, outwith the application development boundary, designated ownership and partnership lands offer potential for broader biodiversity improvements. Such enhancement measures would see opportunity for habitat creation, connectivity, and long-term biodiversity gain. The merits of Hamlet B should therefore be considered within this broader context, contributing to and benefitting from the overall network of green infrastructure, woodland, and open space throughout the village (Ironside Farrar, 2025).

8.25 Please refer to the Ironside Farrar Ecology and Biodiversity Enhancement and Management Plan (2025) for further information.

8.26 In response to *"a number of the mandatory requirements and recommendations from the PEA have not been followed or proposed as part of the application".* It is understood that recommendations within the submitted PEA can only be followed when development is undertaken. Notwithstanding, the Ironside Farrar Biodiversity Enhancement and Management Plan (2025) includes updated and detailed recommendations for the future development of the site.

Ancient Woodland

8.27 Ironside Farrar (2025) recognise the sensitivity attached to the woodland strip adjacent to Lochwood Plantation, which is listed as ancient on statutory inventories due to historical continuity, even though recent assessments have found a fragmented assemblage comprised largely of low-and moderate-quality, semi-mature trees and a significant presence of invasive rhododendron.

8.28 Furthermore, the Ancient Woodland Inventory map indicates that the woodland extends across Heatherbank Road, suggesting that the delineated extent of the woodland may not be considered accurate or appropriate in this area.

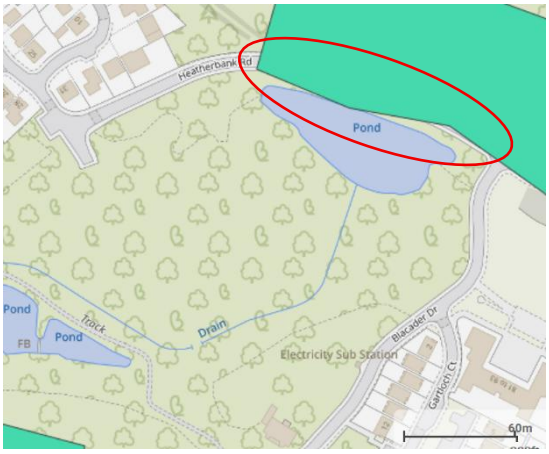


Figure 7 - Extract from Ancient Woodland Inventory

8.29 Although the site is currently fragmented and is of low-and moderate quality, planning and conservation policies still recognise it as ancient woodland, requiring its protection and enhancement during development. Site analysis confirms that the main boundary of Lochwood Plantation lies across Heatherbank Road, with a **5–10m buffer zone** incorporated within the red line boundary in accordance with planning conditions.

8.30 Compensatory planting will exceed standard requirements by introducing mature woodland specimens. Additional ecological measures include **phased rhododendron clearance**, **enrichment of native understorey**, and implementation of long-term, locally tailored management strategies to support fragmented ancient woodland habitats.

Reason 04

The proposal is contrary to Policy 5 'Soils' and Policy 9 'Brownfield, vacant and derelict land and empty buildings' of NPF4 in that the proposal has not provided updated site investigation information to demonstrate the extent of peat on site and the justification for the proposed layout in relation to this, and to demonstrate that the land is or can be made safe and suitable for development.

Updated Site Investigation Information

8.31 Previous site investigation by Mason Evans and GGS have confirmed that the site is safely developable.

8.32 Prior to submission of the planning application the site investigation by Mason Evans was submitted for pre application review to GCC geotechnical in November 2023. A response was received in July 2024 which requested some additional supplementary investigation works. It was noted by GCC geotechnical if the supplementary information is not available at application stage they would be **"satisfied to recommend the usual safeguarding conditions subject to these being**

agreeable". Therefore the supplementary site investigation could have been a condition of an approval.

8.33 Following detailed comments from the Geotechnical on the Report on SI, a Proposed Scope of Supplementary Ground Investigation (Geovia, 2025) was submitted in support of the planning application in June 2025. Correspondence dated 01 October 2025, confirmed the Geotechnical and Land Remediation team did not "*have anything further to add at this point, and I look forward to receiving reporting when available which should address previously issued comments".*

8.34 Geovia (2025) has since undertaken the detailed Site Investigations and the final report is expected to be issued mid December 2025. It is noted that this level of information exceeds the information required pre-determination of a planning application. An SI would be subject to a condition as part of any eventual planning permission as agreed in previous discussions.

Extent of Peat

8.35 The supplementary site investigation works recently undertaken by Geovia have reconfirmed the extent of peat previously confirmed in the Mason Evans site investigation. A further previously untested area of the site was also confirmed as containing buried peat, a draft updated extent of peat layout is noted in figure 8 below which will be finalised in the SI.

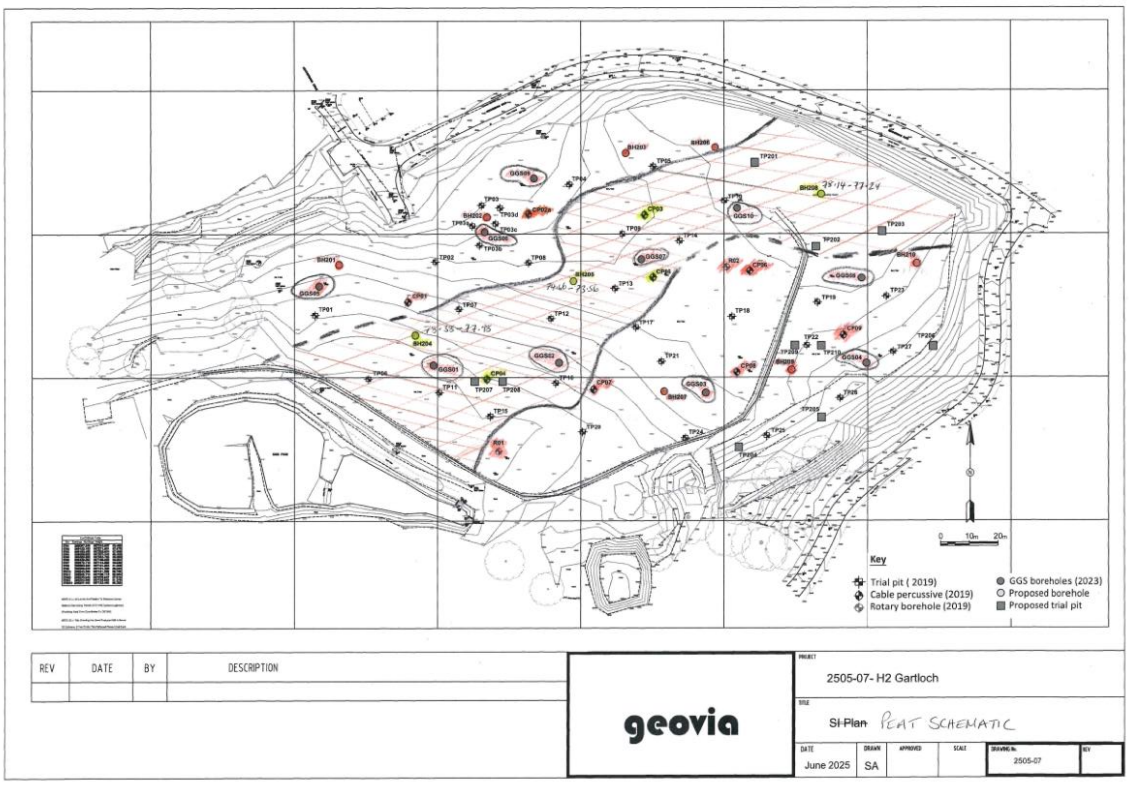


Figure 8 – Geovia – Extent of Burried Peat (draft)

8.36 Regardless of the extent of peat previous site investigations have confirmed the suitability to safely develop on this land and supplementary information requested can be suitably conditioned.

Reason 05

The proposal is contrary to Policy 13 'Sustainable transport' of NPF4 and CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017), in that the proposal is designed around the private car and fails to provide safe, accessible and permeable routes for ease of movement in and around the site for active travel, or encourage public transport use

8.37 Firstly, the site is identified within an area of 'below base accessibility to public transport' and is within the Outer Urban Area (SG11). It is considered that the nature of the site is typical of an outer urban area and semi-rural location within this local authority area.

8.38 Secondly, the development is located within an area that supports sustainable travel with bus services in proximity and a network of footpaths and connections to the wider area which link to core path networks and access to train stations.

8.39 Accordingly, the proposed development layout is considered to respond appropriately to the established context of the wider Gartloch Village area where primary vehicle access is supplemented by several pedestrian and active travel routes.

Layout Design and Connection to Public Transport

8.40 We disagree that the proposal is "*poorly designed, prioritising the private car over pedestrians and other more sustainable transport methods*" given there are four pedestrian accesses proposed and only one access for vehicles. Therefore, using a quantitative assessment, pedestrians have a higher number of access opportunities than vehicles.

8.41 Notably, two of these pedestrian routes provide connection to modes of public transport (Bus Service 310) to the east on Gartloch Village and to the north on Gartloch Road. The 310 bus is an hourly bus service 310 operated by ARG Travel that provides a connection adjacent the site at Heathbank Drive Easterhouse Sports Centre, where healthcare facilities and retail (Morrisons, the Lochs Shopping Centre) are within 10 minutes walking distance. The 310 bus service also provides a direct connection to the Glasgow Fort.

8.42 The site is also in proximity to a major road proposal identified within the CDP (Gartloch Road Update, Ref: T008), therefore, this suggests that the use of private car is to be expected within the outer urban area.

Permeability

8.43 This scheme seeks to introduce a network of paths to the north, northeast and south of the site to connect to the wider area and modes of public transport (i.e. the bus services). This promotes a network of opportunities for walking, wheeling or cycling. The proposed location of new walking routes and connections is included within the blue line (applicant ownership) and the delivery of these routes can be secured through condition.

8.44 Whilst there is one vehicle access, it is noted that this is a loop road, minimising a cul-de-sac layout and maximising passive surveillance and overlooking.

8.45 Landscape areas, link footpaths and the proposed play area are all overlooked by surrounding housing providing passive surveillance and overlooking.

Reason 06

The proposal is contrary to Policy 14 'Design, quality and place', Policy 15 'Local Living and 20-minute neighbourhoods', Policy 16 'Quality homes' and Policy 17 'Rural homes' of NPF4 and CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017), in that the red line boundary does not fully encompass all of the proposed development. The constraints of the site have not been properly considered and factored into the design, resulting in residential development that lacks permeability and connection to the wider area, a lack of functional communal landscaping for residents, significant loss of biodiversity on site, a lack of safe and supervised routes into/out of the site, and potential flood risk impacts.

8.46 Whilst Reason 06 for refusal is in respect of NPF4 Policies 14, 15, 16, 17 and CDP 1, the themes are similar to that included within Reasons 02, 03, 04 and 05.

8.47 Firstly, in response to NPF4 Policy 16 - the site is allocated within the CDP as part of Housing Land Supply, hence aligns with Policy 16a. Policy 16b is not applicable given the development seeks planning permission for the development of <50 homes. The proposal aligns with Policy 16c for the development will provide new homes that improve affordability and choice for a range of people including first-time buyers, starter families and downsizers. Specifically, 8 different house types are proposed, ranging from 2 to 4-bedroom detached and semi-detached properties to meet the needs of different owners.

8.48 Notwithstanding, Gartloch Hospital (site 2903G) is a long-standing allocation within the CDP and Hamlet B represents the final element of residential development at Gartloch Village.

8.49 Secondly, in line with Policy 17 - the site is allocated within the CDP as part of Housing Land Supply; the proposed design and density is suitably scaled and is in keeping with the established character

of the area (part a); the site is identified on the vacant and derelict land register (part a ii); and the site is also the final element of the Gartloch Masterplan to enable the development of the historic Category A-Listed building (part a iv). Therefore, it is considered the proposal complies with Policy 17.

Permeability and Connection to the wider area

8.50 The proposed development layout is considered to respond appropriately to the established context of the wider Gartloch Village area where primary vehicle access is supplemented by several pedestrian and active travel routes. The site is also connected to the wider area via the core path network to the south.

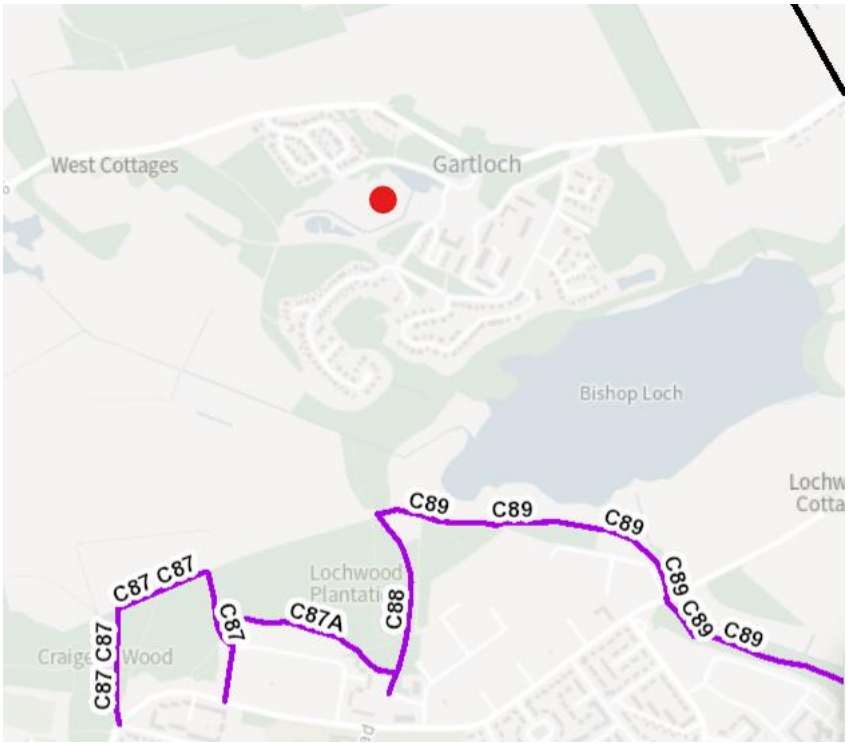


Figure 9 - Extract from GCC Core Path Plan (2025) - red circle indicates site location

8.51 NPF4 Policy 15 - The site is served by an hourly bus service (310) that provides a direct link to Easterhouse Town centre, an allocated major centre. This comprises Glasgow Fort/ The Lochs Shopping Centre.

Communal and functional landscaping

8.52 The proposed development incorporates three key communal landscaped areas within red line boundary. The proposed layout incorporates feature walls and smaller local landscaping areas on prominent corners and edges to act as markers for communal areas. These areas include:

- Formal Play Area (south of the site)

- Open Space with flower/grass mix (north of the site)

- Open Space (south east of the site)

Biodiversity

8.53 As noted under Reasons 02 and 03, the appeal submission

Safe and supervised routes

8.54 The proposed vehicle access forms a loop road within the site, minimising a cul-de-sac layout and maximising passive surveillance and overlooking.

8.55 The proposed open space will be overlooked by dwellings alongside users of the open space. The proposed pedestrian paths to Heatherbank Road (north), Gartloch Village (east) will be overlooked by dwellings at plots 7, 8, 9, 36, 37, 38, 47, 48 and 49

8.56 The proposed play area and path to the south of the site will be overlooked by the main loop road, link footpath and front dwellings at plots 47, 48 and 49.

Flood Risk

8.57 As noted under Reasons 02, section 8.17 the appeal submission

Reason 07

The proposal is contrary to Policy 22 'Flood risk and water management' of NPF4 and CDP 8 & SG 8 'Water Environment' of the City Development Plan (adopted 2017), in that the proposal has not been adequately screened for flood risk, does not provide sufficient information on drainage and water management and does not include any above or below ground Sustainable urban Drainage Systems (SuDS) or any form of attenuation within the red line boundary to limit the effects of climate change or discharge to the existing SuDS Pond/Basin.

8.58 As noted under Reasons 02, section 8.13-8.17 the appeal submission

Reason 08

The proposal is contrary to NPF4 Policy 12 'Zero Waste' in that the proposal does not sufficiently demonstrate a swept path analysis for refuse collection.

8.59 From our understanding, there was no objection from GCC Waste and Refuse service in respect of this planning application.

8.60 In response to the detailed Report of Handling comments, the updated site layout demonstrates 5 bins per dwelling.

8.61 Additionally, the layout has been amended to remove two turning head / spurs that do not form part of the submitted swept path layout. These instead now form shared drive accesses, and reduce the extent of road to be adopted accordingly.



Site Layout (as submitted) (dwg 1100-Rev B)



Amended Site Layout (Rev E)

8.62 In addition, the swept path analysis has been undertaken with the current standard refuse truck size (11.7m). This evidences that the site and internal road layout can accommodate a standard refuse truck.

9. DEVELOPER CONTRIBUTIONS

9.1 In 2024, Glasgow City Council adopted SG6 - Green Belt & Green Network as part of the City Development Plan 2017. SG6 is part of the statutory development plan and provides guidance on the following:

Section 2 – Protection and Enhancement of the Green Network;

Section 3 – Green Belt;

Section 4 – Open Space Protection;

Section 5 – Open Space Provision.

9.2 The site falls within the scope of the outer urban area and is situated within Ward 21 (Northeast). As outlined in the Quantity Standard by Ward within SG6, this specific ward area has an above-standard abundance of publicly usable open space.

9.3 It is understood that the SG6 contribution noted in the ROH for the application was calculated for the following elements:

- Open Space (Quality Standard and Accessibility only)
- Food Growing (allotments)
- Outdoor Sport

9.4 SG6 acknowledges that The Seven Lochs Wetland Park is an example of how new green infrastructure can be integrated into development to protect and enhance the Green Network on a significant scale and help create a major new visitor attraction. The design process should look **beyond boundaries of the site** to consider the broader spatial context in identifying opportunities for enhancing/extending the Green Network.

9.5 As noted throughout this statement, the site is situated within the wider Gartloch Village masterplan which provides opportunities for enhancing the Green Network and habitat links within The Seven Lochs Wetland Park.

Gartloch Village Open Space

9.6 The Gartloch Village masterplan comprises approximately 98 acres of land, of which approximately 58 acres is green open space contributing to the health and wellbeing of the neighbourhood. Therefore, c.59% of the overall Gartloch Village area is designated to open space.

9.7 To maintain the open space a contribution is required to the nominated factor – 'Greenbelt'. Greenbelt manage and maintain the outdoor areas and amenities of the development and will ensure the high-quality public realm within the Gartloch area. The Village Green is a communal area that is utilised for sports, recreation and community events. While a private contribution is sought, the surrounding open space is available to the public.

9.8 As highlighted within the Ecology and Biodiversity Enhancement and Management Plan (Ironside Farrar, 2025), there is significant opportunity to enhance the wider greenspace out with the site boundary. Such enhancement measures would see extensive opportunities for habitat creation, connectivity, and long-term biodiversity gain. The merits of Hamlet B should therefore be considered within this broader context, contributing to and benefitting from the overall network of green infrastructure, woodland, and open space throughout the village.

9.9 Further, the Open Space Map denotes that the site is designated as a development site containing open space. The surrounding area is designated as Natural / Semi Natural Greenspace – Woodland which totals 93,837 sqm (9.38ha). Bishop Loch is designated as Natural / Semi Natural Greenspace - Open Semi-Natural which totals 65,6094sqm (65ha).

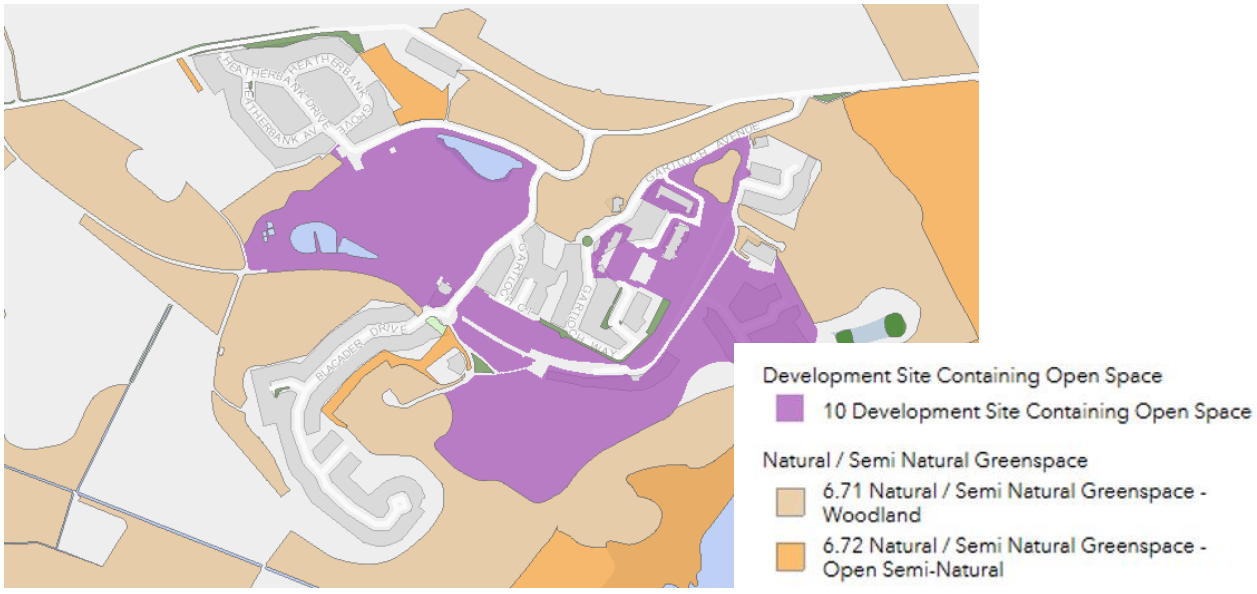


Figure 10 - Extract from GCC Open Space Strategy

9.10 With reference to Figure 9, the wider Gartloch Village is identified as a natural/semi natural greenspace as per the Glasgow Open Space Strategy. Natural/Semi-natural greenspace is an area of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas. This immediate provision of open space, alongside the context of the surrounding open space network, demonstrates sufficient local access for the appeal site at Hamlet B.

9.11 The open space within Gartloch Village is not an acknowledged community space with SG6, however, it should be considered as a potential community space that meets the quality standard. The wider village is accessible and usable by the public at large and meets the quality standard (including commitment to ongoing maintenance to meet the quality standard). Therefore, given the existing proximity to compliant open space and the verified above-standard quantity of open space in the ward, coupled with the fact that a private contribution is already secured to maintain the immediate public space, no further financial contribution should be sought for Open Space Standards.

9.12 Additionally, paragraph 5.24 of SG6 states:

Where other developers can illustrate that the viability of a development proposal would be seriously compromised by requirements set out in this SG, the Council may consider relaxing the requirement for provision/contributions. The Council will only agree to such an approach in exceptional circumstances and will require the submission of comprehensive and robust evidence to justify it

9.13 Given the wider enabling development strategy at Gartloch Village, the proposed developer contributions would deem this final element unviable. Importantly, it is understood that previous development (including conversions of the listed buildings) was not subject to Developer Contributions under provisions outlined in CDP12 & IPG12, or earlier City Plan policies.

9.14 Therefore, proposing developer contributions in excess of what is required to facilitate the conversion of the Category A-Listed building and deliver Hamlet B is considered unviable and contrary to the fundamental objectives of the enabling development process.

10. CONCLUSIONS

10.1 This Statement of Appeal has been prepared by Iceni Projects, in support of the planning application for Full Planning Permission for the *Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works* ("the Proposed Development") at Site Of Bishoploch Homes At Hamlet B Former Gartloch Hospital 2346 Gartloch Road Glasgow. This is now the subject of a request for Local Review.

10.2 Planning permission was refused by Glasgow City Council on 1st September 2025 for eight reasons.

10.3 A review of the site and wider site planning history has been undertaken, and a detailed assessment of how the proposed development accords with the relevant statutory National Planning Framework 4 and Local Development Plan policies has been carried out. In overall terms, the proposals are fully compliant with Development Plan policy and supported by material considerations.

10.4 Further, Section 03 outlines the wider Enabling Development process at Gartloch Village. The enabling development process is well-established, dating back over two decades and has enabled the successful conversion of all but two, Category A-Listed hospital buildings within the complex to residential dwellings.

10.5 Hamlet B represents the concluding phase of the Gartloch Village masterplan. Its completion will facilitate the residential conversion of the last remaining Category A-Listed historic buildings within the site. These final Category A-Listed buildings—Block 3 and Block 5—are integral to the character, appearance and heritage of the village, occupying a prominent and central position within its layout.

10.6 In addition, imposing developer contributions (in excess of what is required to facilitate the conversion of the final Category A-Listed building) is considered unviable and contrary to the fundamental objectives of the enabling development process.

10.7 There are no new matters raised in the reasons for refusal that were not addressed in the original planning application, as detailed above.

10.8 Therefore, we request that the terms of this statement of appeal, and the supporting documents submitted are fully considered in the determination of the appeal, and that planning permission is granted.