Neighbourhoods, Regeneration and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 5

10th November 2026

Our ref: DECISION
GCC Application Ref: **24/02772/FUL**

1 September 2025

Oak-NGate Ltd
Mr James Moles
13 Newton Place
Glasgow
G3 7PR

Dear Sir/Madam

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

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

I am obliged to inform you that a decision to refuse your application, **24/02772/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Lisa Davison** via email **lisa.davison@glasgow.gov.uk,** who will be happy to help you.

Yours faithfully



Head of Planning

Encls.

PLANNING DECISION NOTICE

Full Planning Permission
REFUSAL

IN RESPECT OF APPLICATION **24/02772/FUL**

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

AT

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

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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.

Drawings

The development has been refused in relation to the following drawing(s)

1. Preliminary Ecological Appraisal Report - REV 04 (FINAL) Received 11 August 2025
2. FLOOD RISK AND DRAINAGE IMPACT ASSESSMENT - DATED 20.06.2025 Received 26 June 2025
3. GARTLOCH FULL DEVELOPMENT - DOUGLAS BAILLIE ASSOCIATES LTD Received 26 June 2025
4. 2505-07 - SI PLAN AND PROPOSED SCOPE OF ADDITIONAL GROUND INFORMATION Received 26 June 2025
5. 24035-SK-04 REV D - DRAINAGE LAYOUT Received 26 June 2025
6. 24035-SK-03 REV D - SITE LEVELS Received 26 June 2025
7. WOODLAND SURVEY Received 22 May 2025
8. GROUND LEVEL TREE SURVEY Received 22 May 2025
9. TREE SURVEY REPORT Received 22 May 2025
10. 24035-AT-01 - SWEPT PATH ANALYSIS - FIRE APPLIANCE Received 13 November 2024
11. 24035-AT-02 - SWEPT PATH ANALYSIS - REFUSE APPLIANCE Received 13 November 2024
12. 24035-SK-02 - CUT AND FILL Received 13 November 2024
13. 508-04-01A - LANDSCAPE PROPOSAL - SHEET 1 OF 4 Received 13 November 2024
14. 508-04-02A - LANDSCAPE PROPOSAL - SHEET 2 OF 4 Received 13 November 2024
15. 508-04-03A - LANDSCAPE PROPOSAL - SHEET 3 OF 4 Received 13 November 2024
16. 508-04-04A - LANDSCAPE PROPOSAL - SHEET 4 OF 4 Received 13 November 2024
17. 508.04.05A - LANDSCAPE - PLAY AREA Received 13 November 2024
18. HB-1100 REV B - SITE PROPOSAL Received 13 November 2024
19. HB-1000 - A LOCATION PLAN Received 13 November 2024
20. HB-1200 - RENDER COLOURS Received 13 November 2024
21. HB-HT1-001(P) - HT1 - PROPOSED FLOOR PLANS Received 13 November 2024
22. HB-HT1-002(P) - HT1 - PROPOSED ELEVATIONS Received 13 November 2024
23. HB-HT2-001(P) - HT2 - PROPOSED FLOOR PLANS Received 13 November 2024

24. HB-HT2-002(P) - HT2 - PROPOSED ELEVATIONS Received 13 November 2024
25. HB-HT3-001(P) - HT3 - PROPOSED FLOOR PLANS Received 13 November 2024
26. HB-HT3-002(P) - HT3 - PROPOSED ELEVATIONS Received 13 November 2024
27. HB-HT4-001(P) - HT4 - PROPOSED FLOOR PLANS Received 13 November 2024
28. HB-HT4-002(P) - HT4 - PROPOSED ELEVATIONS Received 13 November 2024
29. HB-HT5-001(P) - HT5 - PROPOSED FLOOR PLANS Received 13 November 2024
30. HB-HT5-002(P) - HT5 - PROPOSED ELEVATIONS Received 13 November 2024
31. HB-HT6-001(P) - HT6 - PROPOSED FLOOR PLANS Received 13 November 2024
32. HB-HT6-002(P) - HT6 - PROPOSED ELEVATIONS Received 13 November 2024
33. HB-HT7-001(P) - HT7 - PROPOSED FLOOR PLANS Received 13 November 2024
34. HB-HT7-002(P) - HT7 - PROPOSED ELEVATIONS Received 13 November 2024
35. HB-HT8-001(P) - HT8 - PROPOSED FLOOR PLANS AND DETACHED GARAGE Received 13 November 2024
36. HB-HT8-002(P) - HT8 - PROPOSED ELEVATIONS Received 13 November 2024
37. 24035-SK-09 - SITE SECTIONS SHEET 1 Received 28 November 2024
38. 24035-SK-10 - SITE SECTIONS SHEET 2 Received 28 November 2024

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

Dated: 1st September 2025 **Head of Planning**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection online.The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at https://www.eplanning.scot/ePlanningClient/. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: Decision and Appeal – Glasgow City Council. The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.