Report of Handling for Application 25/02665/FUL

Item 3

10th November 2026

ADDRESS:	Site Adjacent To 127 Causewayside Street, Glasgow
PROPOSAL:	Erection of flatted residential development and associated works

DATE OF ADVERT:	19 December 2025
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	Neighbour notification: 12/12/25 – 09/01/26 Three objections were received. The points of objection are summarised as: • Lack of environmental appraisal, tree survey, ecological report, and landscaping/biodiversity strategy. Concerns regarding the loss of trees and green space, and the detrimental impact on wildlife and ecology. • Impact on neighbouring amenity through disturbance, overshadowing of habitable rooms, and loss of privacy to private gardens. • Design of the development is not considered to complement the existing character and appearance of surrounding dwellings. • Increased pressure on existing congestion, road conditions, and pollution within the area. • Concerns that additional pressure on mining shafts within the area could impact the foundations of existing houses. • No details provided confirming the management of surface water for the proposed development. Concerns that surface water flooding could adversely affect neighbouring properties.
PARTIES CONSULTED AND RESPONSES	• Scottish Water raised no objection, subject to advisory comments recommending that the applicant/agent contact Scottish Water to submit a Pre-Development Enquiry for a capacity assessment. • The Coal Authority (Planning & Local Authority Liaison Department) raised no objection, subject to planning conditions requiring the applicant/agent to undertake site investigations and submit self-certified findings prepared by a suitably qualified person. • Scottish Power Energy Networks provided no comments. • Network Rail raised no objection and advised that the proposal would have no impact on railway infrastructure.

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE

S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	Policy 1. Tackling the climate and nature crises Policy 2. Climate mitigation and adaptation Policy 3. Biodiversity Policy 4. Natural places Policy 9. Brownfield, vacant and derelict land and empty buildings Policy 12. Zero waste Policy 13. Sustainable transport Policy 14. Design, quality and place Policy 15: Local Living and 20 minute neighbourhoods Policy 16. Quality homes Policy 19. Heat and cooling Policy 22. Flood risk and water management
CITY DEVELOPMENT PLAN POLICIES	CDP 1 – Placemaking & SG 1 – Placemaking CDP 2 – Sustainable Spatial Strategy CDP 5 – Resource Management & SG 5 – Resource Management CDP 6 – Green Belt & Green Network & IPG 6 – Green Belt & Green Network CDP 7 – Natural Environment & SG 7 – Natural Environment CDP 8 – Water Environment & SG 8 – Water Environment CDP 11 – Sustainable Transport & SG 11 – Sustainable Transport
OTHER MATERIAL CONSIDERATIONS	Glasgow's Open Space Strategy (Adopted February 2020). The site is protected open space 6.6 Green Corridor. This site is identified on the Council Open Space Strategy (February 2020). Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)
REASON FOR DECISION	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.

Comments

Planning History	**Enforcement**			
	Ref	**Proposal**	**Closed**	**Decision**
	99/00637/EN	Enforcement Enquiry	22.08.2000	CLOSED
	10/00702/EN	Enforcement Enquiry	10.03.2011	CLOSED
	23/00935/FUL	Erection of flatted residential development (6 units) and associated works	06.02.2023	REFUSED

Site Visits (Dates)	Various
Siting	The application site is designated protected open space amenity land (Green Corridor) located on the eastern side of Causewayside Street. The site forms part of the former east–west Tollcross/Central railway line and is currently secured with Heras fencing. The gap site is bounded by semi-detached dwellings to the north and a block of cottage flats to the south, with the disused railway corridor continuing to the east. Opposite the site lies the Mount Vernon West Retail and Commercial Centre, including access to associated service yards directly opposite the site frontage. London Road is located approximately 100 metres to the south. The site has been cleared of dense mature trees, shrubs, and self-seeded vegetation.
DESIGN AND MATERIALS	The proposed development would comprise six residential flats. The design and layout of the building are dictated by the narrow proportions of the site, resulting in a three-storey development with pitched roofs. The scheme consists of two interlinking blocks, each containing three flats. The eastern block is positioned to the rear of the section fronting onto Causewayside Street. The proposed building is set back from the main street frontage behind a proposed parking court. The principal entrance to the flats is located on the north elevation. The building will be finished in red facing brick and buff blockwork, with grey concrete roof tiles to the pitched roofs and dark grey aluminium windows and doors. The two ground floor flats are provided with private garden areas, while a communal landscaped amenity space is proposed to the rear of the block. Access to the communal area would be taken from the footpath on Causewayside Street, via a path running along the northern side of the building. Waste and recycling facilities are proposed within the parking court located to the north of the block. Cycle parking is also provided to the north of the development, adjacent to the main communal entrance.
Daylight	No significant overshadowing of the existing dwellings is anticipated. The proposed block would not significantly overshadow the flats to the south and there is sufficient distance between the proposed flats and the dwellings to the north. However, there is concern that several proposed habitable rooms, located behind the principal and rear elevations, would have limited opportunity to achieve sufficient levels of daylight and sunlight. The proposed communal amenity space would also only achieve reasonable levels of sunlight and daylight during the morning hours, which would adversely affect their quality and functionality for residents. A BRE Daylight and Sunlight Assessment, requested to demonstrate the level of sunlight/;daylight achieved into the habitable rooms and the amenity area was not provided.
Aspect	The development is west facing

Privacy	Revised plans received during the processing of the application addressed concerns relating to gable windows at the upper floors overlooking habitable rooms and private gardens of the existing flats and dwellings. However, concern remains regarding the proposed bedroom window at upper-floor level, positioned directly above the private garden area of the ground-floor flats, which would result in an adverse impact on residents' privacy.
Adjacent Levels	The site slopes steadily from west to east, with the proposed development situated slightly above the level of the existing development on either side.
Landscaping (Including Garden Ground)	This site is identified on the Council Open Space Strategy (February 2020) and designated Green Corridor - 6.6 Green Corridor. Until recently, the site contained a dense concentration of mature trees, hedging, and native shrubs, providing significant biodiversity value. A Preliminary Environmental Appraisal, Tree Survey, and Biodiversity Net Gain Statement were requested to document the baseline biodiversity value of the site, assess the extent of biodiversity loss arising from the development, set out how the proposal will offset its impacts, and identify opportunities to enhance biodiversity within the site and the surrounding area. This detail was not received in support of the development. The revised landscape strategy proposed a landscaped multifunctional amenity area with equipped play however it remains limited in range and variety which does not adequately compensate for what would be lost.
Access and Parking	The site is located in base accessibility public transport area. The nearest bus service is located 500m north on Tollcross Road Access will be taken from Causewayside Street to the parking court for 4no vehicles fronting the block. Resident and visitor cycle parking facilities are north of the block
Site Constraints	The site is a designated Green Corridor - 6.6 Green Corridor on the Council Open Space Strategy
Other Comments	Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following assessment therefore focuses on the policies of the adopted development plan. The two main issues to consider in the assessment of this application are: (a) whether the proposal accords with the Development Plan; and (b) whether any other material considerations have been satisfactorily addressed. In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th of March 2017. Many of the CDP's policies remain compatible with the spatial principles of National Planning Framework 4 (NPF4), which focus on transitioning to net zero, conserving and reusing existing assets, supporting local living, and encouraging compact urban growth; all aimed at creating sustainable, liveable, and productive places. The City Development Plan (CDP) sets out high-level policies to guide the city's future development, supported by statutory Supplementary Guidance (SG) that provides further detail and clarification. The CDP is also driven by two overarching aims: to create a healthy, high-quality place and to promote a compact urban form that supports sustainable development. Many of the CDP's policies remain compatible with the spatial principles of National Planning Framework 4 (NPF4), which focus on transitioning to net zero, conserving and reusing existing assets, supporting local living,

	and encouraging compact urban growth; all aimed at creating sustainable, liveable, and productive places. **Policy 1. Tackling the climate and nature crises and Policy 2. Climate mitigation and adaptation.** When considering proposals significant weight will be given to development that seeks to reduce emissions and adapt to current and future risks of climate change. **Policy CDP 1,** the Councils Placemaking policy**,** aligns with the aims of these NPF4 policies and expects new development to contribute towards a better and healthier environment to live in and aspire towards the highest standards of sustainable design **NF4 Policy 3. Biodiversity** This policy aims to ensure that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity. Any potential adverse impacts on biodiversity, nature networks and/or the natural environment is to be minimised through careful planning and design**. Policy 6 Forestry, woodland and trees,** seeks to protect native woodlands, hedgerows and individual trees of high biodiversity value**. CDP 7 and SG 7 Natural Environment** reflects these policy mirrors these values. **Policy CDP6 (SG6) Green Belt and Green Networks** provides guidance for the provision of open space in new development to ensure residents have suitable access to a network of centres that are vibrant, diverse, and multi-functional. **Comments** The requested reports, including a Preliminary Environmental Appraisal, Tree Survey, and Biodiversity Net Gain Statement, in support of the loss of protected open space and biodiversity value, were not submitted in support of the application. The existing mature trees, hedging, and landscaping, which provided valuable carbon sequestration and ecological benefits, have been cleared. Furthermore, the proposed landscaping strategy does not demonstrate that this irreversible loss would be adequately offset. In addition, there is no confirmation as to how surface water would be managed or how the proposal would account for the future risks associated with climate change. As such, the proposed development fails to protect biodiversity, reverse biodiversity loss, or strengthen nature networks within the site and surrounding area. The development will inevitably increase traffic in the area; however, this is not of a volume considered likely to have a significant impact on congestion or air quality in the surrounding area. Overall, the proposal is considered contrary to with NPF4 policies 1, 2 and 3, as well as CDP 1 (Placemaking), CDP6 (Green Belt and Green Network) and CDP7 (Natural Environment). **Policy 12 Zero Waste; Policy 19 Heat and Cooling and CDP 5: Resource Management** support development proposals where they demonstrate measures to help the transition to net zero. **Policy 12 Zero Waste** encourages sustainable waste management through reuse of existing materials, buildings and infrastructure, use of sustainable materials and ensure waste generated sustainably managed. **Policy 19 Heat and Cooling and** Policy **CDP 5: Resource Management** aim to ensure new buildings are designed to promote sustainable temperature management through siting, orientation, materials and employ energy efficiency techniques and materials. All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies (LZCGT) in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy will be required to support all applications to which this policy applies **Comments** The required Statement, on Energy providing an analysis of the energy and CO_2 savings that could be achieved through the incorporation of energy-efficient design,

	construction practices, and technologies from the outset of the proposed development, demonstrating that the intention is to meet Gold Hybrid. has not been submitted. The proposal does not accord with NPF Polices 12 (Zero Waste); 19 (Heat and Cooling) and CDP 5 and SG 5. **Policy 13 Sustainable Transport, Policy 15: Local Living and 20 minute neighbourhoods and CDP 11 Sustainable Transport** supports more local living and the Place Principle by encouraging connected, compact neighbourhoods where most daily needs can be met within easy reach by walking, wheeling, cycling and public transport and will also shift the dependency on travel by private vehicles to reduce pollution and emissions. Development proposals should also demonstrate safe links by foot/cycling, to low emission vehicle/cycle charging points and public transport. **Comments:** The site is located within an area of basic public transport accessibility, with the nearest bus services located approximately 500 metres north on Tollcross Road. London Road, to the south, provides a network of cycle paths offering good connections to surrounding neighbourhoods and a range of local amenities by sustainable modes of transport. However, there is insufficient justification for the reduced parking provision, which does not achieve the policy requirement minimum of one parking space per dwelling. While the development could be considered to support the local living objectives of Policy 13: Sustainable Transport and Policy 15: Local Living and 20-Minute Neighbourhoods, the proposal does not accord with CDP11 in terms of parking provision requirements within this area of limited public transport accessibility. **NPF4 Policy 14 Design, quality and place, and Policy CDP1, The Placemaking Principle.** Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and will be supported where they are consistent with the six qualities of successful places as set out by NPF14: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. **Policy CDP1, The Placemaking Principle** mirrors these six qualities in that all new development should aspire to achieve the basic Placemaking Principles; Character *and identity*; *Successful Open Space; Legibility and Safety; Ease of Movement; Vibrancy and Diversity and Adaptability and Sustainability.* CDP1 is also supported by the detailed design guidance set out in Supplementary Guidance (SG) 1, Part 2, which covers residential density, design, layout, and building materials expected in all new developments All residential developments must take into account the Placemaking Principles set out in SG1 - Placemaking, Part 1, as well as the guidance and standards set out in the Residential Design Guide (RDG). 22.43 Additional Standards for Flatted Developments – Flatted developments should provide usable communal private garden space as “backcourts”, with layouts designed to protect privacy, particularly for ground-floor residents. Where site constraints limit the provision of private garden space, developers will be expected to provide alternative solutions, such as shared roof gardens or balconies, improve internal amenity through measures such as larger room sizes, and provide screened outdoor clothes drying areas that are not excessively overshadowed. 2.44 In terms of privacy and aspect for flatted developments, all flats should ideally have a dual aspect. Where single-aspect flats are proposed, developers must demonstrate that the level of amenity and outlook is comparable to dual-aspect flats in a similar location. Privacy to the rear of flats is particularly important, and habitable rooms should be set back from public footpaths, open space, parking, or waste storage areas, potentially through the provision of private garden space. Flatted developments on existing street frontages should maintain established building lines and window patterns, or otherwise be set back from the pavement to protect the privacy of ground-floor habitable rooms.

2.50 Infill Development – Proposals for infill development will be assessed on their individual merits. Higher densities may be acceptable in areas with good public transport accessibility, subject to appropriate townscape considerations.

The Residential Design Guide requirements for flatted developments include;

- A minimum 4-metre privacy distance between ground-floor flats and communal paths or backcourt areas.
- Provision of a communal backcourt or garden area for sitting out and clothes drying Layouts that maximise daylight and sunlight to dwellings and gardens, while balancing privacy and streetscape considerations.
- Internal access from each dwelling to the front and rear of the building, including access to refuse/recycling and amenity areas.
- Bin storage located within backcourt areas.

Comments
The main access to the flats is located on the north elevation, tucked behind a concealed entrance out with public street view, which raises concerns regarding the safety and security of residents and visitors. These concerns were highlighted throughout the processing of the application.

While the flats are intended to provide dual aspect accommodation, several ground-floor habitable rooms would face high boundary fencing, and those on the upper levels set behind the principal and rear elevations would experience limited daylight, sunlight, and outlook. As discussed above, sunlight and daylight to the private and communal amenity areas to the east of the block would be restricted to morning hours only, with these spaces otherwise overshadowed for the majority of the day. The requested BRE Sunlight/Daylight statement was not submitted to address the concerns.

Privacy issues affecting neighbouring development were partly addressed through the reconfiguration of windows; however, bedroom windows at upper levels would still directly overlook proposed private gardens, adversely impacting residential privacy.

The proposed refuse and recycling storage, located on the north elevation within the parking court, would detract from the quality and appearance of the main entrance. Relocation to the rear of the development, away from the principal access for residents and visitors, was advised in order to reduce impacts on residential amenity.

The proposed car park frontage is considered to be at the expense of an active street edge. Front parking is not an established characteristic of the area, which is defined by a consistent frontage of dwellings, flats, and front garden spaces. This proposal would introduce an uncharacteristic arrangement within the street.

In terms of design, amended drawings show some simplification of the roof form, fenestration, and material palette, with minor brick detailing introduced to gable elevations following the removal of gable windows. However, this has had limited effect, with little coherence or rhythm between the front and rear elevations. The extent of blank frontage at ground-floor level on the principal elevation also remains a concern. Overall, the design fails to respond appropriately to the established character of development in the area in terms of scale, fenestration, and articulation.

The requested supporting ecological and technical reports required to demonstrate the sustainability, stability, and safety of the development remain outstanding. These include a Preliminary Ecological Appraisal (PEA) by a qualified ecologist, a Tree Survey, a Flood Risk Assessment and Drainage Impact Assessment, a desk-based contamination and mine gas study, and a Statement of Energy confirming the development achieves Gold Level compliance, including 20% Low and Zero Carbon Generating Technologies (LZCGT).

Overall, the development does not align with the six qualities of successful places and fails to embed placemaking principles throughout the detailed design of the scheme. It does not demonstrate as a high-quality, sustainable, safe and inclusive place to live and is therefore considered contrary to the design, quality, placemaking, and

	sustainability objectives of National Planning Framework 4 (NPF4) Policies 14, CDP1, and CDP2. **NPF4 Policy 22. Flood risk and water management** ensures that future flood risk is not exacerbated by development and facilitates the delivery of sustainable flood risk management solutions. **CDP 8: Water Environment** provides detailed guidance on Flood Risk Assessments and Drainage Strategies for new development. A Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) is required for developments over 5 or more dwellings or development of more than 250 sqm floor area. These require to be self-certified and independently checked in accordance with published Glasgow City Council policy 'Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers' **Comment:** The requested flood risk assessment and drainage impact assessment to demonstrate the development would address flood risk and surface water drainage appropriately were not submitted. The suitability of the site for development is questionable given the lack of detail. The proposal would not accord with NPF4 Policy 22 and CDP 8. **Other Material Considerations** With regard to the letters of representation, the grounds may be summarised, with appropriate comment, as follow • The lack of supporting environmental and technical reports has been addressed within the policy assessment under NPF4 Policy 14 (Design, Quality and Place) and Policies CDP1, CDP6 and CDP7, as well as NPF4 Policies 1, 2 and 3. • Impacts on neighbouring amenity and the design of the development have been addressed within the policy assessment under NPF4 Policy 14 and CDP1 (Placemaking). • Comments relating to congestion and pollution have been addressed under NPF4 Policies 1, 2 and 3, as well as CDP1 (Placemaking), CDP6 (Green Network and Green Belt), and CDP7 (Natural Environment). The development will inevitably increase traffic in the area; however, not of a volume considered to have a significant impact on congestion or air quality in the surrounding area. • With regard to concerns over additional pressure on mining shafts within the area, the Coal Authority confirm no objection based on the submitted mining report. • Overall, the proposal is considered contrary to the objectives of NPF4 and relevant CDP policies relating to climate change, biodiversity, placemaking, and design quality and it does not justify the loss of the green corridor function. The lack of supporting technical and ecological reports, alongside insufficient policy justification, means the proposal does not demonstrate a sufficiently sustainable or well-designed development. In conclusion, taking all the above into consideration, 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.
Recommendation	**Refuse**

Date:	29/05/26	DM Officer	**Suzanne Cusick**
Date		DM Manager	

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 NPF 4 Policy 1 'Tackling the climate and nature crises', Policy 2 'Climate mitigation and adaption', Policy 3 'Biodiversity', Policy 4 'Natural places', Policy 20. Blue and Green Infrastructure, CDP 6 Green Network and CDP 7 & SG 7 'Natural Environment' of the City Development Plan as the proposal lacks a Preliminary Environmental Appraisal, Tree Survey and the Biodiversity Net Gain statement. The proposal fails to provide the fundamental environmental and ecological reports or give significant weight to the global climate and nature crisis. The proposal does not demonstrate that the loss of protected Amenity Greenspace would be able to be adequately replaced or would result in an enhancement of the biodiversity on site, resulting in an unacceptable impact on the natural environment.

03. The proposal is contrary to CDP 2 'Sustainable Spatial Strategy', CDP 6 'Green Belt & Green Network' of the City Development Plan in that the development of the site would result in the unjustified loss of "Amenity Greenspace" and a section of Green Corridor, resulting in an unacceptable impact on the natural environment on the site and the local area.

04. The proposal is contrary to Policy CDP11 (Sustainable Transport) as it fails to provide an appropriate level of parking for a site with limited public transport accessibility. No sufficient justification or supporting evidence has been provided to demonstrate that the reduced provision would not adversely impact the surrounding area through the impacts of overspill parking.

05. The proposal is contrary to NPF4 Policies 14, CDP1, and CDP2 in terms of is unacceptable and poor design and placemaking, unacceptable impacts on residential amenity, and the absence of key supporting technical and environmental information. The concealed access raises safety and security concerns, while habitable rooms and communal areas would experience poor daylight, sunlight, outlook, and overshadowing. The scheme also results in unacceptable overlooking and privacy impacts, introduces an uncharacteristic parking-led frontage, and fails to respond to the established character of the area. Required ecological and technical reports have not been submitted. As a result, the proposal does not demonstrate a high-quality, safe, sustainable, or well-designed development and is contrary to NPF4 Policies 14, CDP1, and CDP2.

06. The proposal is contrary to NPF 4 Policy 19 Heat and Cooling and CDP 5 - Resource Management. Specifically, no Statement on Energy has been submitted demonstrating Gold Level Compliance with Section 7 Sustainability of the Scottish Building Standard's Technical Handbook, and a minimum 20% carbon dioxide emissions abatement through the use of low and zero carbon generating technologies. The proposal therefore fails to demonstrate a contribution to energy efficiency and climate change mitigation. No detail has been provided confirming the development has been designed to prioritise natural or passive solutions by means of orientating windows to take advantage of solar gain

07. The proposal is contrary to NPF 4 Policy 22 Flood risk and Water Management and CDP 8 - Water Environment as the proposal is not supported by a Flood Risk Assessment or drainage impact assessment and therefore fails to adequately assess or address the potential impacts of flood risk and drainage on the site and the surrounding area.

DRAWINGS

03-002 Block Plans as Proposed	Received 01 May 2026
922-03-003 B Plans as Proposed	Received 01 May 2026
922-03-004 B Elevations as Proposed	Received 01 May 2026
922-03-005 B Site Sections as Proposed	Received 01 May 2026
922-03-008 A Site Plan & Landscape & Planting Strategy	Received 01 May 2026
03-001 Location Plan	Received 19 November 2025