Applicant or Agent Details

☐ Applicant ☒ Agent

Agent Details

McInnes Gardner Architects Ltd	
Alastair	
MacIntyre	7
[redacted]	Lynedoch Crescent
	Glasgow
	Scotland
	G3 6DZ
[redacted]	

☐ 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: *	Adam	Building Number:	7
Last Name: *	Bruce	Address 1 (Street): *	Lynedoch Crescent
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G36DZ
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority:	Glasgow City Council

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

Address 1:	127 CAUSEWAYSIDE STREET
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G32 8LP

Please identify/describe the location of the site or sites

Northing	662789	Easting	264122

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 flatted residential development

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.

Per attached documents "260702 Grounds For Appeal" in Supporting Documents section.

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)

922-03-002 B Block Plans as Proposed 922-03-003 B Plans as Proposed 922-03-004 B Elevations as Proposed 922-03-005 B Site Sections as Proposed 922-03-006 B Site Context 01 922-03-007 B Site Context 02 922-03-008 A Site Plan Landscaping Planting Strategy 251119 Original Planning Application 260611 Refusal Decision Notice 260702 Grounds For Appeal

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/02665/FUL

What date was the application submitted to the planning authority? *

19/11/2025

What date was the decision issued by the planning authority? *

11/06/2026

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 *

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)

A site visit is absolutely essential to fully understand the context and establish whether the reasons for refusal are valid or significant.

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: Mr Alastair MacIntyre

Declaration Date: 22/07/2026

Payment Details

Pay Direct

Created: 22/07/2026 14:39

127 causewayside street planning appeal 02-Jul-26

Applicant	Mr Adam Bruce
Site	127 Causewayside Street Glasgow G32 8LP
Proposal	Erection of flatted residential development
Planning Validation	12-Dec-25 25/02665/FUL
Planning Decision (Refusal)	11-Jun-26 25/02665/FUL

Grounds For Appeal

Introduction + Background
These are our Grounds for Appeal against Decision Notice 11-Jun-26 25/02665/FUL

19-Nov-25 Application made

04-Dec-25 No response or validation so we chased it up.

04-Dec-25 Received Invalid Letter advising that 17 Reports were required pre-validation!
Design and Access Statement inc contextual analysis, optioneering, principle/factors influencing the layout and design
Planning Statement
Existing & proposed Topographical Survey
Schedule of accommodation
Sectional Drawings of Elevation (1:20) confirming finishing materials
Landscaping/Biodiversity Strategy
Biodiversity Net Gain Statement
Tree planting strategy (proposed)
Preliminary Ecological Appraisal (PEA)
Site Investigation including Remediation Strategy
Flood Risk Assessment
Drainage Impact Assessment & Drainage layout including Finished Floor Levels
Scottish Water PDE
Statement of Energy (SOE)
BRE Sunlight & Daylight Assessment
Waste and Recycle Strategy

04-Dec-25 We argued that these reports cannot be requested pre-validation.

05-Dec-25 Received acknowledgement the reports cannot be requested pre-validation that the application could be validated without the reports.

12-Dec-25 Validation received (three weeks after application)

19-Dec-25 A repeated request received from the Planning Officer for the 17 reports (listed above) - we argued that Design Access Statement wasn't required by policy.

19-Dec-25 Planning Officer conceded that Design Access Statement wasn't required by policy.

03-Feb-25 We submitted required Reports and explained in detail that only 9 of the 17 requested reports were in fact supported by policy.

McInnes Gardner Architects, 7 Lynedoch Crescent, Glasgow G3 6DZ 0141 332 3841

Grounds For Appeal

Numbers refer the Refusal Document : -

Refusal 01 not accordance with Development Plan
Response
Glasgow City Council's development map 'mis-categorises' the site as 6.61 Green Corridor – Green Access Route.
This error was accepted by the Planning Officer. This is not a publicly accessible 'green space'. It is a private derelict industrial site.
The entire refusal is predicated on this error in the Development Plan.

Refusal 02 contrary NPF 4 Tackling climate crisis - doesnt give significant weight to global climate crisis
Response
It is fanciful to describe the site as 'Amenity Greenspace'. It's a tree-less derelict industrial site overgrown with weeds.

Refusal 03 contrary CDP 2 Sustainable Spatial Strategy - CDP 6 Green Network loss of Amenity Greenspace
Response
as 01 and 02 above

Refusal 04 contrary CDP11 Transport
Response
On-site parking is proposed. On street parking is also available nearby. It is a quiet area.
A previous Planning Application a few years ago (by others) was refused because parking was shown at the rear instead of the front.
This current application is being refused because parking is now shown at the front (and the Planning Officer is suggesting the rear).
The front is the best place for it.
We offered to reduce the scheme from 6 flats to 4 flats if the number of spaces is a deal-breaker.

Refusal 05 rooms experience poor daylight outlook overshadowing
Response
This is nonsense and is stated without evidence. There are no overshadowing, overlooking or privacy issues whatsoever.
Neighbouring properties are the same height or lower.
Window sizes exceed Building Standards requirements.

Refusal 06 Scottish Building Standard Sec. 7 Sustainability
Response
The building will comply with the Building Standards. If it does not it cannot be built.
Planning are not qualified to assess this at Planning Stage. This is a Building Standards requirement not a Planning one.

Refusal 07 NPF 4 Policy 22 Flood Risk
Response
Another expensive unnecessary report designed to burden the applicant financially and block/derail the application.
The site is higher than the adjacent public road as evidenced by the topographic contours. It cannot flood.
This is basic common sense and doesn't need a specialist report. If this site 'floods' the entire city would be underwater.

Conclusion
This empty derelict site is an eyesore, not a 'haven for wildlife'
It either becomes residential flats or gets used as industrial/commercial as a scrapyard / container storage yard.
We have no idea why there is such a determined resistance by the Planning Department to the development of this site.

McInnes Gardner Architects, 7 Lynedoch Crescent, Glasgow G3 6DZ 0141 332 3841

Proposal Context Note adjacent Industrial / Residential mix

McInnes Gardner Architects, 7 Lynedoch Crescent, Glasgow G3 6DZ 0141 332 3841

Site As Proposed Note parking to the front and extensive planting to gardens at rear.

McInnes Gardner Architects, 7 Lynedoch Crescent, Glasgow G3 6DZ 0141 332 3841



Existing Site **Note concrete barrier blocks and overgrown weeds (trees seen are on adjacent sites).**



Proposed Flats (visualisation) **Note no overlooking/overshadowing/daylight issues. Neighbours are well-distanced.**

McInnes Gardner Architects, 7 Lynedoch Crescent, Glasgow G3 6DZ 0141 332 3841