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

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4

10th November 2026

McInnes Gardner Architects Ltd
Alastair MacIntyre
7 Lynedoch Crescent
Glasgow
G3 6DZ

Our ref: DECISION
GCC Application Ref: **25/02665/FUL**

11 June 2026

Dear Sir/Madam

SITE: **Site Adjacent To 127 Causewayside Street Glasgow**

PROPOSAL: **Erection of flatted residential development and associated works**

I am obliged to inform you that a decision to refuse your application, **25/02665/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 **Suzanne Cusick** via email **suzanne.cusick@drs.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 **25/02665/FUL**

Erection of flatted residential development and associated works

AT

Site Adjacent To 127 Causewayside Street 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 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

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

1. BLOCK PLANS AS PROPOSED-03-002 Received 1 May 2026
2. PLANS AS PROPOSED-922-03-003 B Received 1 May 2026
3. ELEVATIONS AS PROPOSED-922-03-004 B Received 1 May 2026
4. SITE SECTIONS AS PROPOSED Received 1 May 2026
5. SITE PLAN AND LANDSCAPING AND PLANTING STRATEGY-922-03-008 A Received 1 May 2026
6. 03-001 Location Plan Received 19 November 2025

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

Dated: 11th June 2026 **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.