



Planning Applications Committee

Item 1

1st September 2026

Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Kathryn McKenzie Phone: 07826950686
kathryn.mckenzie@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

Application	25/00503/FUL	Date Valid	18.03.2025
Site Address	Site To The East Of 14 Gartocher Terrace, Glasgow		
Proposal	Use of vacant land as chalet park with siting of 5No. showpeople caravans to serviced plots, includes landscaping and associated works.		
Applicant	Mr Darrel Reader Land To The East Of 14 Gartocher Terrace Glasgow G32 0HE	Agent	Lucid Architecture Limited Andy Whyte Unit 1 55 Ruthven Lane Glasgow G12 9BG
Ward No(s)	18, East Centre	Community Council	Springboig / Barlanark
Conservation Area	N/A	Listed	N/A
Advert Type	Neighbour Notification	Published	21.03.2025
City Plan	Glasgow City Development Plan		

Representations/Consultations

Representations

23 neighbour notification letters were issued, the application was advertised in the local press and included within the Weekly List of Applications (18-24th March 2025).

19 letters of representation were received prior to or on the last date for comments (13th July). These included 6 letters of support, 1 'no objection' and 12 objections.

Support was given for the following reasons:

- Identified need for land for travelling showpeople. The proposal will address a shortfall of this housing need within the city.
- The proposed development will support travelling showpeople culture in the city.
- The development will repurpose a brownfield site which is currently an eyesore and subject to anti-social behaviour.
- Minimal traffic and roads impact due to the small scale of development.
- The proposed development will contribute to the economy in the area.

As a neighbour of the site, Network Rail do not object to the proposed development. The site is adjacent to the operational railway, which is on the south side of Gartocher Terrace. Network Rail has no objection to the principle of the proposed development subject to access being clear and maintained along the private road during and after construction for the repair and maintenance of railway infrastructure.

The main grounds for objection may be summarised as follows, and will be discussed in the Assessment and Conclusions section of this report:

- Concern regarding the impact (in construction and operation) on existing wildlife (e.g. water voles) and the surrounding natural environment.
- Concerns over the loss of existing trees.
- Increase in traffic on Gartocher Terrace. Use of Gartocher Terrace by large vehicles and machinery, resulting in wear and damage to the existing (recently resurfaced) private road and potentially to residents' cars/property. Associated road safety and noise pollution impacts.
- Concerns over overspill parking on Gartocher Terrace.
- Residential amenity impacts – noise, air quality and pollution.
- Construction noise impacts.
- Proposed development does not fit in with character or appearance of the local area. The design is not in keeping with the surrounding area.
- Concerns regarding surface water flooding – the proposed development will exacerbate an existing flooding issue in this area.
- Concern regarding existing mine shafts in the area – potential issues for sink holes and damage to existing properties due to the works on this site.
- Concerns regarding public access to Sandymount Cemetery.
- Uncertainty over where the proposed residents would store large vehicles/machinery/equipment if not on site.
- Access issues – the access to the site is a private road and the applicant does not have permission to use it.

Consultations

Scottish Water – No Objection

Scottish Water has no objection to this planning application. A Pre-Development Enquiry application was submitted to Scottish Water. There is currently sufficient capacity in the Balmore Water Treatment Works and the Dalmarnock Waste Water Treatment Works to accommodate the development. Surface water flows from the site will also discharge to the Scottish Water combined sewer in Gartocher Terrace.

Mining Remediation Authority (MRA) – No Objection

The application site is within the defined Development High Risk Area; however, the nature of development is listed as exempt from Version 8, January 2025 of the Coal Authority's Guidance for Local Planning Authorities. As such, MRA is not required to be consulted on this planning application, and a Coal Mining Risk Assessment has not been requested.

Site and Description

The site is located on the north side of Gartocher Terrace – at the eastern end of the residential street which is unadopted. The site is vacant and is characterised by areas of hardstanding, rubble, overgrown vegetation and trees. The site extends to 0.25 hectares and is bound by a brick wall to the north and west, and palisade fencing east and south. The site's topography is mostly level, but includes a steep slope upwards towards the rear boundary wall to the north of the site with a number of relatively young Silver Birch trees.

To the east of the site is Sandymount Cemetery, and immediately west there is an overgrown plot. There are allotments to the north and west. A Core Path runs along the southern perimeter of the Sandymount Cemetery, parallel with the rail line, and along Gartocher Terrace south of the site.

Site Constraints

The known site constraints include:

- Coal Authority High Risk Area
- Protected Species- Water Voles
- Core Path
- Base Accessibility (public transport)

Site History

Development Management

- 08/01397/DC – Erection of flats with associated vehicular access, parking and landscaping: Potential departure from Policy Principle DEV11 Greenspace of the City Plan. Granted Subject to Condition(s).

- 09/02958/DC – Erection of houses with associated vehicular access, parking and landscaping: Potential departure from Policy Principle DEV 11 of the City Plan Granted Subject to Condition(s).
- 15/02531/DC – Erection of 9 no. dwellinghouses: Potentially contrary to City Plan 2 Development Policy Principle DEV 11: Greenspace Granted Subject to Condition(s).
- 20/00902/FUL – Erection of 8no. dwellinghouses with associated parking and open space. Granted Subject to Condition(s).
- 23/02308/FUL – Use of vacant land for siting of showpeople caravans to serviced plots, with landscaping and associated works. Refused.

Planning ref. 23/02308/FUL was refused on 18th September 2024 for the following reasons:

1. The proposal was not considered in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
2. The proposal was contrary to CDP1 and SG1 of the Glasgow City Development Plan and policies 14 and 16 of NPF4 in that the proposed development, due to lack of information, does not comply with the key placemaking principles set out in CDP1 and SG1 and has failed to provide a suitable justification for the need of this site as set out in Policy 16 (part d).
3. The proposal is contrary to CDP5 and SG5 of the Glasgow City Development Plan and policies 1 and 2 of NPF4 in that the proposed development, due to lack of information, does not demonstrate how the proposed development complies with the requirements of CDP5 and SG5.
4. The proposal is contrary to CDP7 and SG7 of the Glasgow City Development Plan and Policy 3 of NPF4 in that, due to lack of detailed information and a landscape plan, the proposal does not demonstrate how any mitigation measures will reduce the impact of the proposed development on biodiversity and how these will be implemented.
5. The proposal is contrary to CDP8 and SG8 of the Glasgow City Development Plan in that the applicant has failed to provide an accurate Flood Risk Assessment and has therefore failed to demonstrate how flood risk will be managed and mitigated. Furthermore, the applicant has provided no evidence of consultation with Scottish Water to accept surface water into the combined sewer and therefore, an adequate drainage strategy has not been proposed.

Comment: The applicant has now addressed each of these reasons for refusal in the submission of this planning application.

Proposal

The proposed development is for the use of the land to form 5 serviced plots for the siting of residential 'caravans' for travelling showpeople. Each plot would be of a size to accommodate a single chalet measuring 6m x 12m. The chalets would be installed by the tenants of each plot. Each plot has a service pop-up (gas, water, foul drainage and electric connection), a single car parking space with vehicle charging point, and secure cycle storage. It is intended that the plots are occupied year-round.

An internal road with a hammerhead turn will serve each of the plots and will connect with Gartocher Terrace at a right angle. The road will have a tarmac surface at the entrance point but permeable stabilised gravel for the remainder of the access, paths and parking within the site. The access within the site will have streetlights.

The site includes 3 visitor parking spaces, a communal bike store and a separate communal bin store. Both the bin and bike stores are proposed to have a metal roof finish and timber clad exterior.

The existing boundary walls and fences to the sides and rear are proposed to be retained and repaired. The existing front boundary metal palisade fencing is proposed to be removed and replaced with Beech hedging.

The proposed site landscaping includes: gabion baskets separating the level changes with small scale planting, removal of low quality primarily coniferous (Leylandii) trees, planting of new high quality trees (feathered stock 1.8m-2.4m high, root-balled) and native planting throughout, installation of bat boxes/bird boxes/ hedgehog houses, and communal seating areas. The proposed planting includes: Black Alder, single specimen Oak, Rowan, Silver Birch and Hazel trees.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

A Design and Access Statement – describes the site, proposal and supporting reports.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

A Flood Risk and Drainage Impact Assessment, Phase 1 Environmental Assessment Report, Biodiversity Net Gain Implementation report, Management and Site Set-Up Plan, Arboricultural Report, Ecology Report, Energy Statement and Justification Statement (Policy 16), have been submitted in support of the application.

B. Summary of the terms of any Section 75 planning agreement

Not applicable

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

National Planning Framework 4

- **Policy 1:** Tackling the climate crises and nature crises
- **Policy 2:** Climate mitigation and adaptation
- **Policy 3:** Biodiversity
- **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 (part (d))
- **Policy 19:** Heat and cooling
- **Policy 22:** Flood risk and water management
- **Policy 23:** Health and Safety

City Development Plan Policies

- **CDP1 and SG1:** The Placemaking Principle
- **CDP5 and SG5:** Resource Management
- **CDP7 and SG7:** Natural Environment
- **CDP8 and SG8:** Water Environment
- **CDP11 and SG11:** Sustainable Transport

Other Material Considerations

Design Guide for New Residential Areas (Adopted March 2013)

Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

The Caravan Sites and Control of Development Act 1960 and The Caravan Sites Act 1968.

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal accords with the statutory Development Plan; and
- b) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the Development Plan comprises of National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan (CDP) which was adopted on 29th March 2017.

The 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. The Policy and Proposals Map identifies specific areas for development or protection, including locations for industry and business (CDP3: Economic Development), entertainment, shopping and commercial uses (CDP4: Network of Centres), housing land supply (CDP10: Meeting Housing Needs), and important green spaces for people and wildlife (CDP6: Green Belt and Green Network, and CDP7: Natural Environment).

Many of the CDP's policies remain compatible with the spatial principles of 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.

Assessment

NPF4 Policy 1 (Tackling the climate and nature crises) and **Policy 2** (Climate mitigation and adaptation) of NPF4 are applicable to all development proposals. When considering development proposals significant weight will be given to the global climate and nature crises. Development that minimises

emissions and adapts to the current and future impacts of climate change is encouraged. **Policy CDP1**, the Council's 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.

Comment: The development is proposed on a neglected brownfield site within an established residential area, which is within a 10-minute walk from the nearest train station. As such, this is considered to be a sustainable location for residential development. The proposed development is low density and would have a relatively low environmental impact. The proposal also addresses the climate and nature crises by removing non-native tree species and planting new species to enhance biodiversity.

The proposal generally complies with Policies 1 and 2 of NPF4, as well as CDP1, in this respect.

NPF4 Policy 16 intends to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. It states that diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople, where need is identified. Part d) states that: "development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality."

Comment: There is no allocated land within the CDP specifically for the provision of housing for Travelling Showpeople. Policy 16 generally supports this type of development, where a need is identified. Therefore, the applicant has provided a statement outlining the case for permanent Travelling Showpeople plots in this location. The applicant seeks support for the proposed development in the context of the housing emergency which was declared in Glasgow in November 2023; stating that the proposal will help to address housing supply/demand issues in the East End of Glasgow where there is an existing well-established Showpeople community. The applicant has cited national policy including the Scottish Government's Housing to 2040 Strategy which aims to provide Gypsy/Travellers with secure, high-quality, and culturally appropriate accommodation, focusing on improving site quality and increasing supply. The planning authority accepts the applicant's statement of case. Overall, the proposal provides the opportunity to bring new use to a neglected brownfield site, to create a quality environment, and to help meet the housing needs of this community. The proposal is consistent with CDP spatial strategy.

The proposal complies with policy 16 of NPF4.

NPF4 Policy 9 seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. Part a) states that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. Part c) advises that where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use. Furthermore, **CDP1 and CDP2** aim to:

- Utilise brownfield sites in preference to greenfield sites.
- Prioritise the remediation and reuse of vacant and derelict land.
- Contribute to the development of vibrant and accessible residential neighbourhoods.
- Support higher residential densities in sustainable locations.

Further to this, **NPF4 Policy 14** requires that development proposals are designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported. The aspirations of Policy 14 are similar to those of **CDP1/SG1** of the CDP.

Comment: The proposed use of the site to accommodate residential chalets is compliant with NPF4 Policy 9. This is considered to be a sustainable reuse of a vacant brownfield site within a predominantly residential area. The proposal would revitalise the site and the proposed landscaping would be an improvement upon the existing semi-naturalised state in terms of visual amenity and biodiversity. The plots for the chalets are set-back from the street edge, minimising their visual impact. The proposed boundary hedging will improve the overall appearance of the site from the core path and cemetery access on Gartocher Terrace. There is also a vacant plot separating the site from the existing housing along the Terrace to the west.

In terms of detailed design and residential amenity, the proposal raises no concerns. The development site is separated from the nearest residential dwelling on Gartocher Terrace by a width of 15m of overgrown vegetation. The proposed plots are sufficiently distanced from one another (by approximately 6m) and will be single storey. Gabion baskets with an element of planting are sited in between each plot which will provide screening between the chalets (1-4) and also to soften the overall appearance, enhancing visual amenity. Because of the site levels and the proposed landscaping, there is unlikely to be any privacy concerns between the plots. There are no concerns with regards to daylight or overshadowing. The dimensions, number and layout of the chalets may be controlled by a condition.

As the site is brownfield, the applicant has submitted a 'Phase 1 Environmental Assessment Report' (Desk Study) which has been reviewed by the Council's Geotechnical and Land Remediation service. It is noted that a detailed mine gas risk assessment is required to be undertaken as part of site investigation works. The recommended conditions will ensure that any known contamination is fully addressed prior to the proposed new use of the land.

The proposal aligns with the sustainable development aims set out in NPF4 policies 9 and 14, as well as CDP1/SG1 and CDP2/SG2.

NPF4 Policy 3 (Biodiversity) requires that development proposals contribute to the enhancement of biodiversity. Part c) states that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. **Policy 6** (Forestry, woodland and trees), seeks to protect native woodlands, hedgerows and individual trees of high biodiversity value. It states that development proposals that enhance, expand and improve woodland and tree cover will be supported. **CDP7/SG7** of the CDP echoes NPF4 policy. SG7 states that there will be a presumption in favour of retaining all healthy and structurally sound trees, woodland and hedgerows on development sites, including those that form a part of a wider green network. **Policy CDP6/SG6** (Green Belt and Green Networks) and **CDP1/SG1** require that private amenity space is provided for residents within the development site.

Comment: A Tree Survey Report has been submitted with the application. The existing trees on site are not of a particularly high value, and the tree survey recommends that the Leylandii is unviable and should be removed, as well as 1 Goat Willow tree and an Ash tree suffering from Ash Dieback. A Sycamore tree in the south-west corner of the site is to be retained, as well as 2 Sycamore and 2 Goat Willow along the northern boundary of the site. A group of young Silver Birch trees on the northern slope of the site provide some visual amenity value, and a backdrop to the site. Safeguarding conditions are recommended to ensure that adequate protection is in place for the trees to be retained. The proposed landscaping scheme demonstrates an overall biodiversity enhancement with a mix of new planting Black Alder, Oak, Rowan, Silver Birch, Hazel, Scottish Haether, Wild Strawberry and Thistle), and the inclusion of bird and bat boxes, hedgehog houses, and wood piles/insect hotels. The site layout is such that each plot has its own amenity space which may be used for clothes drying and/or relaxation, as well as shared space within the wider layout which contributes to biodiversity and general amenity.

A recent site visit confirmed that the ecological baseline of the site has not changed since the Preliminary Ecological Appraisal was conducted. Limited signs of any protected species were found. Standard mitigation to avoid mammal entrapment is required.

Bird activity suggests that the site may be used for nesting, and it is advised that removal of any vegetation/shrubs/trees occurs outwith the bird nesting season (April to August inclusive), or pre-works checks for bird nests are conducted. The site does not appear to be suited to water voles and no evidence was found of them on site. Nonetheless, continued vigilance is recommended.

The site offers moderate value for foraging bats but due to its limited size, it is overshadowed by better habitat nearby. It is expected to be a popular commuting path, particularly along the edges, for local bat populations and therefore a condition to prevent disturbance to commuting bats by managing light spill is recommended. Two trees and a retaining wall along the northern edge of the site have been identified as containing features which may house roosts, but the potential is classified as low/negligible within the Appraisal.

The proposal complies with Policies 3 and 6 of NPF4, as well as CDP6, CDP7 and CDP1, in this respect.

NPF4 Policy 13 seeks to encourage, promote and facilitate development that prioritises walking, wheeling, cycling and public transport for everyday travel, reducing the need to travel unsustainably.

SG11 of the CDP advises that the basic minimum standard for car parking provision is:

- 1 allocated (unallocated if on-street) space per dwelling unit for residents; and
- an additional 0.25 unallocated spaces per dwelling unit for visitors.

1 cycle space per unit should also be provided, unless a dedicated garage, or other storage facility/option of sufficient size is provided. Visitor parking should be provided at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking provision is provided communally.

Comment: The site includes Gartocher Terrace which is a private road which joins with Gartocher Road which is publicly adopted. As such the applicant must determine that they have a public right of passage to the proposed site and that they have all the necessary permissions to connect onto the private road. Gartocher Terrace is a residential road and the applicant has confirmed in writing that there is no proposed HGV, commercial use or large fairground machinery frequenting the lane as a result of this proposal as these are housed elsewhere. Therefore, the planning authority is satisfied that the proposed layout only provides parking for domestic use. Each plot is proposed to have a single car parking space with vehicle charging point and a covered and secure cycle rack. The site also includes 3 visitor parking spaces and a covered and secure cycle store for communal and visitor use. The minimum standards of SG11 are therefore met on site.

The proposal complies with NPF4 policy 13 and CDP11/SG11.

NPF4 Policy 12 requires that development proposals reduce, reuse, or recycle materials in line with the waste hierarchy. **Policy 19** (Heat and cooling) and **Policy CDP5** (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.

Comment: The applicant has provided a Statement on Energy but because the development is solely for the use of the land and not for the siting of specific chalets, there is little opportunity within the scope of the planning application to address the requirements of these policies. No details regarding the proposed materials for the bike shed and bin store have been provided. A condition is recommended to ensure that the waste hierarchy is considered when choosing materials for inclusion within the proposed development.

NPF4 Policy 22 seeks to strengthen flood resilience to flood risk by promoting avoidance as a first principle and reducing vulnerability of existing and future development to flooding. **CDP8/SG8** and the Council's Developer Guidance provide detail on how the Council will address flooding and development impact through the planning process. A Flood Risk Assessment is required for development of 5 or more residential dwellings, and/or proposals identified by the Council as being within a sensitive location.

Comment: A Flood Risk Assessment and Drainage Strategy has been provided in support of the proposed development. This concludes that the development is not at an unacceptable risk of flooding, it will not increase the risk of flooding elsewhere, and can be drained in a sustainable manner. The site is not at risk of surface water flooding due to the presence of boundary walls and preferential flow routing away from the site. Furthermore, the chalets will be elevated above ground level allowing any surface water flows to pass beneath. Shallow groundwater is also unlikely to be present at the site due to the site topography. Porous paving will be installed in the shared access and parking bays within the site. Foul flows will discharge to the Scottish Water combined sewer located in Gartocher Terrace. A Pre-Development Enquiry application was submitted to Scottish Water who have confirmed that there is sufficient capacity in the Dalarnock Waste Water Treatment Works to accommodate the development. Surface water flows from the site will also discharge to the Scottish Water combined sewer in Gartocher Terrace.

As such, the proposed development is not at an unacceptable risk of flooding, it won't increase flooding elsewhere and it can be drained in a manner which meets the requirements of Scottish Water, Glasgow City Council and the Scottish Environment Protection Agency.

The proposal is considered to comply with NPF4 Policy 22 and CDP 8.

The intention of **NPF4 Policy 23** is to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing. This policy includes consideration of air quality and noise impacts.

Comment: The proposed development is not of a scale or nature which is likely to adversely affect residential amenity in terms of noise or air quality. The site only has capacity for 8 cars (including visitor parking), and no other vehicles or heavy machinery. The proposal is residential in nature and therefore is consistent with much of the local area. The proposal to reuse a vacant brownfield site may also be considered to have health and wellbeing benefits for the local community.

The proposal is compliant with policy 23 of NPF4.

In terms of issue (a), therefore, the proposal is considered to accord with the Development Plan, having regard to all relevant policies as addressed above.

In respect of (b), with regards to the material considerations, the statutory consultees have not raised

any objections. The representations are summarised below with appropriate comment.

Representations Responses

12 letters of objection were received:

- Concern regarding the impact (in construction and operation) on existing wildlife (e.g. water voles) and the surrounding natural environment. Proposal is contrary to NPF4 Policies 1 and 3.

Comment: A preliminary Ecological Appraisal was conducted and a site visit confirmed that the baseline ecological state has not changed since this appraisal was carried out. No evidence of water voles was found on site, or evidence of any other protected species. Nonetheless, contractors on site should exercise caution and conditions are recommended to ensure that any wildlife is protected with the development.

- Concerns over the loss of existing trees.

Comment: A Tree Survey has been provided as part of the application. This has found that most of the existing trees on site are of a poor quality and the report recommends that a number are removed to facilitate the development. Existing trees will be retained where viable on site and supplemented with new planting.

- Concerns over the increase in number of vehicles using Gartocher Terrace, and large vehicles and machinery, resulting in wear and damage to the existing (recently resurfaced) private road and potentially to residents' cars/property.

Comment: The site has capacity for a maximum of 8 cars (including 3 visitor parking spaces). The road is of a standard which can accommodate additional traffic of this small scale.

- Concern regarding increase in number of vehicles using Gartocher Terrace and associated road safety impacts.

Comment: The increase in traffic using this road with the proposed development is unlikely to result in road safety impacts. The proposal is residential in nature and therefore is consistent with the existing predominant use of Gartocher Terrace, which also provides access for the Network Rail yard and public cemetery.

- Concern regarding increase in number of vehicles using Gartocher Terrace and associated noise pollution impacts.

Comment: The proposal is not of a scale or nature which is likely to result in significant noise impacts.

- Concerns over the increased parking on Gartocher Terrace as a result of the proposal (plans show little parking within the site).

Comment: Each plot has its own parking space and there are a further 3 visitor parking spaces within the site envelope. As such, this is compliant with Glasgow standards stipulated within CDP11/SG11.

- Residential amenity impacts – noise, air quality and pollution.

Comment: The proposal is residential in nature and therefore is consistent with the predominant use of Gartocher Terrace. The site is separated from the existing housing on Gartocher Terrace by another vacant and overgrown site. As such, it is considered that the proposal is unlikely to result in adverse residential amenity impacts.

- Construction noise impacts.

Comment: The temporary impacts from construction are not a material planning matter in consideration of this planning application.

- Proposed development does not fit in with character or appearance of the local area. The design is not in keeping with the surrounding area. This application is not in keeping with NPF4 policies 14 and 16.

Comment: The application is for the use of the land for the siting of caravans. As such, the design and appearance of the caravans/chalets is not a factor which is within the remit of this assessment. The serviced plots shown within the layout would accommodate caravans/chalets of specific dimensions and these dimensions and the number permitted (5) would enable an appropriate scale and density for this site. The local area is characterised by a mix of housing types including other Showpeople Traveller sites similar to the proposed development e.g. immediately south of the rail line to the east of Gartocher Road.

- Concerns regarding surface water flooding – the proposed development will exacerbate an existing flooding issue in this area.

Comment: A Flood Risk Assessment and Drainage Strategy has been provided. NRS Flood Risk Management has reviewed the proposals. The Planning Authority is satisfied that the site is not at risk from surface water flooding and the proposed development will not exacerbate any flooding issues in the area. It is recommended that the development is implemented in accordance with the Drainage Layout and Porous Paving Cross Section drawings received 23 Feb 2026.

- Concern regarding existing mine shafts in the area – potential issues for sink holes and damage to existing properties due to the works on this site.

Comment: The application site is within the defined Development High Risk Area; however, the Mining Remediation Authority has advised that the development is exempt from Version 8, January 2025 of the Coal Authority's Guidance for Local Planning Authorities. Accordingly, there is no requirement for a Coal Mining Risk Assessment to be conducted at this stage of development.

- Concerns regarding public access to Sandymount Cemetery.

Comment: Public access to Sandymount Cemetery would be unaffected by the proposed development.

- Uncertainty over where the proposed residents would store large vehicles/machinery/equipment if not on site.

Comment: This is not a material planning consideration. The applicant has confirmed that there will be no HGV, commercial use or large fairground machinery requiring access to the site. Such vehicles/machinery/equipment will be stored elsewhere, outwith the development site.

- Access issues – the access to the site is a private road and the applicant does not have permission to use it.

Comment: The applicant must obtain right of access for the development along Gartocher Terrace prior to the commencement of development. This right of access is not secured through planning permission, and the applicant may wish to seek legal advice in this respect.

Conclusion

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and representations have been considered; however, these do not outweigh the proposal's accordance with the Development Plan. Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. 001 LOCATION PLAN Received 5 March 2025
2. 000 SITE PLAN FOR NOTICES Received 5 March 2025
3. 20B SITE LAYOUT AS PROPOSED Received 3 November 2025
4. 21B SITE SECTIONS AND DETAILS AS PROPOSED Received 3 November 2025
5. 22A SITE LAYOUT AS PROPOSED WITH ADDITIONAL PLANTING AND BIODIVERSITY INFO Received 3 November 2025
6. 25257-SK-01A INDICATIVE DRAINAGE LAYOUT Received 23 February 2026
7. 25257-SK-02 POROUS PAVING CROSS SECTIONS Received 23 February 2026

8. 25257-SK-03 PRE AND POST DEVELOPMENT OVERLAND FLOW Received 23 February 2026
9. 25257-SK-04 DRAINAGE AREAS PLAN Received 23 February 2026
10. SHE-0067-1900-0900-1900 DESIGN_DRAWING Received 23 February 2026

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

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. For the avoidance of doubt, the number of caravans on the site shall not exceed 5 in total. The 5 caravans shall be sited in accordance with the layout and dimensions of the serviced plots shown on the approved plan 20B 'Site Layout As Proposed' received by the Planning Authority on 03 November 2025. The site shall not be used for the siting or storage of any commercial equipment or machinery, and parking of vehicles shall be restricted to within the designated parking spaces indicated on this approved plan.

Reason: For the avoidance of doubt and to safeguard the safety and residential amenity of the site occupants and the surrounding area.

03. Before first occupation of the chalet park, each serviced plot shall be provided with:

- i. an electricity supply sufficient to meet all reasonable demands of the caravans sited there.
- ii. a piped water supply for domestic purposes.
- iii. a foul water drainage connection to a public sewer
- iv. provision for the collection of domestic refuse and recycling and its disposal.

This provision shall thereafter be maintained for the duration of the operation of the chalet park hereby approved.

Reason: In order to safeguard the safety and amenity of the caravan dwellers.

04. A detailed specification of the external materials of the bin and cycle stores (ie timber cladding, metal roofing) shall be submitted to and approved in writing by the planning authority prior to their implementation on site.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

Reason: In the interest of visual amenity and the waste hierarchy.

05. For the avoidance of doubt the approved foul and surface water drainage design shall connect to the public sewer and shall be fully implemented and operational prior to the first occupation of the chalet park.

Reason: In the interest of managing surface water flood risk for the lifetime of the development.

06. For the avoidance of doubt the shared pedestrian and vehicle access taken from Gartocher Terrace shall be a minimum of 5.5m in width over its entire length. This access into the proposed development shall be perpendicular to Gartocher Terrace.

Reason: In the interests of pedestrian and vehicular safety.

07. Details of boundary treatment(s) shall be submitted to and approved by the planning authority in writing prior to the commencement of any works on site. All works hereby approved shall be completed within 12 months of all other building works being completed. For the avoidance of doubt any gates shall open inwards only and not outwards over the road.

Reason: In order to protect the visual amenity of the site and surrounding area.

Reason: In the interests of pedestrian and vehicular safety.

08. Prior to first occupation of any plot hereby approved the applicant shall provide a minimum of 1 no. passive electric vehicle space provision per dwelling ensuring 20% capacity in the electricity network, providing individual fuse boxes for each space and designing in ducting for future cabling.

Reason: To promote sustainable transport.

09. For the avoidance of doubt resident and visitor parking spaces shall each be 2.5 metres wide x 5.0 metres in length.

Reason: In the interests of pedestrian and vehicular safety.

10. Prior to first occupation of any plot the communal cycle parking provision hereby approved shall be implemented.

Reason: To promote sustainable transport

11. Prior to occupation of the first unit, a Residential Travel Pack including maps detailing public transport stops, timetables, links to travel website, estimated journey times, walking/cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted for the written approval of the Planning Authority. Thereafter, the approved Residential Travel Pack shall be issued to the new owners of each unit prior to their occupation.

Reason: To promote sustainable transport

12. No development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land.' Any potential risks to human health, property, the water environment and designated ecological sites shall be determined.

Reason: To ensure the ground is suitable for the proposed development.

13. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part 11A of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

Reason: To ensure the ground is suitable for the proposed development.

14. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

Reason: To ensure the ground is suitable for the proposed development.

15. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work

recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrated the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

16. No development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

Reason: To ensure the ground is suitable for the proposed development.

17. Before any work on the site is begun, a detailed plan to comply with BS 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

18. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

19. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

20. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

21. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

22. All tree works shall be carried out in accordance with the specifications detailed in Tree Survey by David Neill Forestry and Arboriculture, dated March 2024 unless otherwise agreed in writing by the Planning Authority.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

23. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

24. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

25. Prior to first occupation on site, details of the private lighting for the proposed development shall be provided to the planning authority for written approval. Thereafter, the development shall be implemented as agreed with the planning authority.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

Reason: To ensure the lighting is sensitive to bats and wildlife.

Advisory Notes to Applicant

1. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.
2. The applicant should contact NRS Waste Management & Recycling regarding the collection of bins from the proposed residential development.
3. A Permanent Site License may be required unless an exemption under Schedule 1 of the Caravan Sites and Control of Development Act 1960 applies. Enquiries should be made with Glasgow City Council Licensing to ascertain whether a Caravan Site Licence is required.
4. The removal of shrubs/trees/vegetation as required, should be undertaken outwith the bird nesting season (April to August inclusive), Otherwise pre-works checks for bird nests must be conducted no more than 48 hours prior to works.
5. It is advised that a specialist invasive weed control contractor be engaged to undertake a complete survey and then eradication works of any invasive species within the site. The invasive weed contractor should advise further as to when works can proceed within this area of the site.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

BACKGROUND PAPERS

Not applicable.

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information.

Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at www.ordnancesurvey.co.uk

If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.