

PLANNING APPLICATIONS COMMITTEE'S MINUTES.

By video conference, 18th August 2026.

Planning Applications Committee.

Present: Ken Andrew (Chair), Saqib Ahmed, Imran Alam, John Daly, Sean Ferguson, Elaine Gallagher, Fyeza Ikhlaq, Paul Leinster, Anne McTaggart, Jill Pidgeon and Thomas Rannachan.

Apologies: Mhairi Hunter and Hanif Raja.

Attending: C Birrell (Clerk); and S Connelly and R Middleton (for the Executive Director of Neighbourhoods, Regeneration and Sustainability).

Site at 200 Renfield Street (Ward 10) - 25/02431/FUL – Erection of mixed-use development comprising of co-living residential, purpose built student accommodation and short stay accommodation etc - Committee minded to conditionally grant planning permission.

1 There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability regarding an application by MRP 200 Ren Limited for the erection of a mixed-use development comprising of co-living residential (Sui generis) purpose built student accommodation and short-stay accommodation (non-term-time) (Sui generis), to include a commercial/flexible use unit with retail and professional services (Class 1A), or food and drink uses (Class 3 and Sui generis), or non residential institutions use (Class 10), or assembly and leisure (Class 11), with demolition of office buildings, relocation of a listed fountain, associated landscaping, public realm, access and infrastructure works at 200 Renfield Street (Ward 10) – 25/02431/FUL.

After consideration, the committee were minded to conditionally grant planning permission, subject to

- (1) the completion of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997;
- (2) an additional condition No 47 to read:-

“Prior to the commencement of above ground construction works for the first building on the site, an Art Strategy for the entire site, demonstrating provenance to the site location and local heritage, consultation undertaken with the local community, positions of installations, a programme for implementation and arrangements for their long term maintenance, shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that the development contributes to the cultural heritage and identity of the site through public art.”;

- (3) an additional condition No 48 to read:-

“Prior to occupation of the first building on the site, details of the proposed art installations and/or interventions, developed and designed as part of the approved Art Strategy, shall be submitted to and approved in writing by the Planning Authority. The installations and/or interventions shall be completed in accordance with the approved implementation programme prior to occupation of the respective buildings and thereafter shall be maintained in conformity with the approved maintenance plan for the lifetime of the development.

Reason: To ensure that the art installations and/or interventions make a meaningful contribution to the quality of the spaces and sense of place within the site and are maintained appropriately over time.”;

- (4) an additional condition No 49 to read:-

“Prior to the commencement of above ground construction works for the each building on the site, details of the functions of residents internal and external amenity spaces, including any equipment to be provided, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the spaces shall be completed and available for use in accordance with the approved details prior to occupation of the building.

Reason: In order to ensure that the required level and quality of spaces and facilities is provided for residents.”;

- (5) an additional condition No 50 to read:-

“Prior to occupation of the respective buildings, the Planning Authority will be afforded the opportunity to inspect the buildings, including internal and external amenity spaces and facilities. The building shall not be occupied until written verification that the spaces and facilities have been satisfactorily completed has been issued by the Planning Authority.

Reason: In order to ensure that the required level and quality of spaces and facilities are provided for residents.”; and

- (6) an additional condition No 51 to read:-

“Prior to the commencement of works on the approved landscaping, public realm and ‘Arts Square’, details of children’s play proposals and their subsequent ongoing maintenance shall be submitted to and approved in writing by the Planning Authority. The approved children’s play facilities shall be completed in accordance with the approved details prior to occupation of the first building on the site and thereafter shall be maintained in accordance with the agreed maintenance arrangements.

Reason: To ensure that the site contributes appropriately to children’s play in the City Centre.”